



Malvern Meadow, Temple Ewell



18A Malvern Meadow
Temple Ewell
Dover
Kent
CT16 3AH



Description

Ground Floor

- Hallway
- Utility/W.C.
- Living Room
16'10 x 16'3
(5.13m x 4.95m)
- Office
7'3 x 6'9
(2.21m x 2.06m)
- Kitchen/Family
Room
23'9 x 16'10
(7.24m x 5.13m)
- Dining Room
10'4 x 9'3
(3.15m x 2.82m)

- Bedroom Two
16'3 x 14'6
(4.95m x 4.42m)
Plus built-in
wardrobe
- En-suite Shower
Room
- Bedroom Three
11'3 x 10'3
(3.43m x 3.12m)
- Bedroom Four
11'3 x 10'3
(3.43m x 3.12m)
- Family Bathroom

External

- Front/Driveway
- Rear Garden

First Floor

- Landing
- Bedroom One
16'3 x 14'6
(4.95m x 4.42m)
Plus built-in
wardrobe
- En-suite Shower
Room

Property

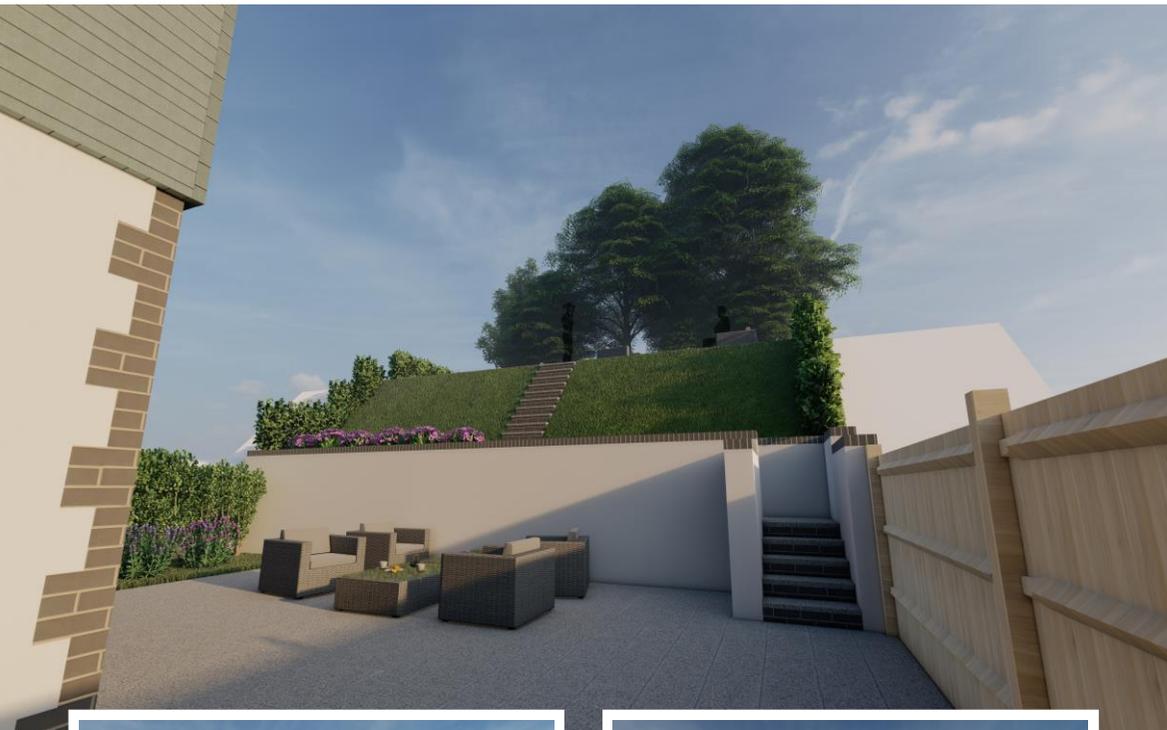
A unique opportunity to acquire an individually designed property prior to construction, which can be customised to one's own specification, though the current design which will be to the highest standard. Soon to be an elevated five bedroom detached home offering extensive accommodation on one of Temple Ewell's finest roads with great entertaining and family space inside and out, boasting stunning finishes and design using the best of modern technology. There will be solar panels to the front of the property and an electric car charger.

In brief, internally the home will boast a spacious entrance hall with doors into: a cloakroom and a front living room with bi-fold doors that will be designed to take in the rural views. This room gives access to a study. To the rear is the open-plan kitchen/family room and dining room. The kitchen/diner will form the central hub of the home, perfect for entertaining. Bi-fold doors open out to the rear garden patio. Upstairs are the further four bedrooms with two en-suites in bedroom one and two. There is also a family bathroom serving bedroom three and four.

Outside to the front is a cleverly designed large patio seating area to take in the valley views. The rear garden will be a landscaped designed.

There is also parking for numerous vehicles and an integral garage with the added benefit of a storage room at its rear, which could serve a number of uses. There is also an access door into a boiler house.

Please note the photographs used are CGI's used for illustrative purposes only and the measurements/floorplan have been taken from the proposed plans which are subject to change



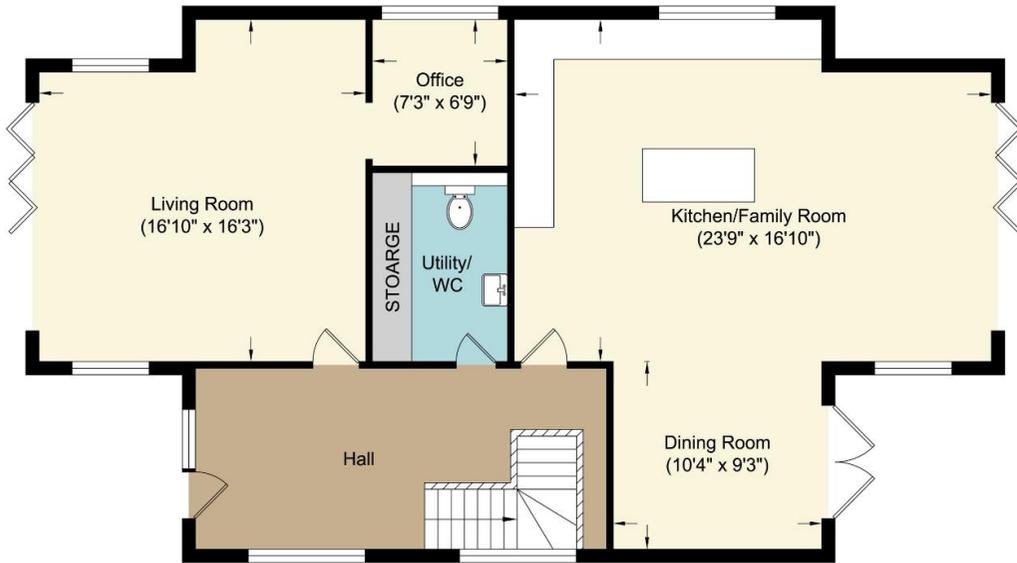
Location

Temple Ewell is situated in the Dour valley and is surrounded by nature reserves and conservation areas. The village has a strong identity and sense of place in Dover and has a parish church, village hall and a primary school. It also has a local shop, a Post Office and an 18th-century public house.

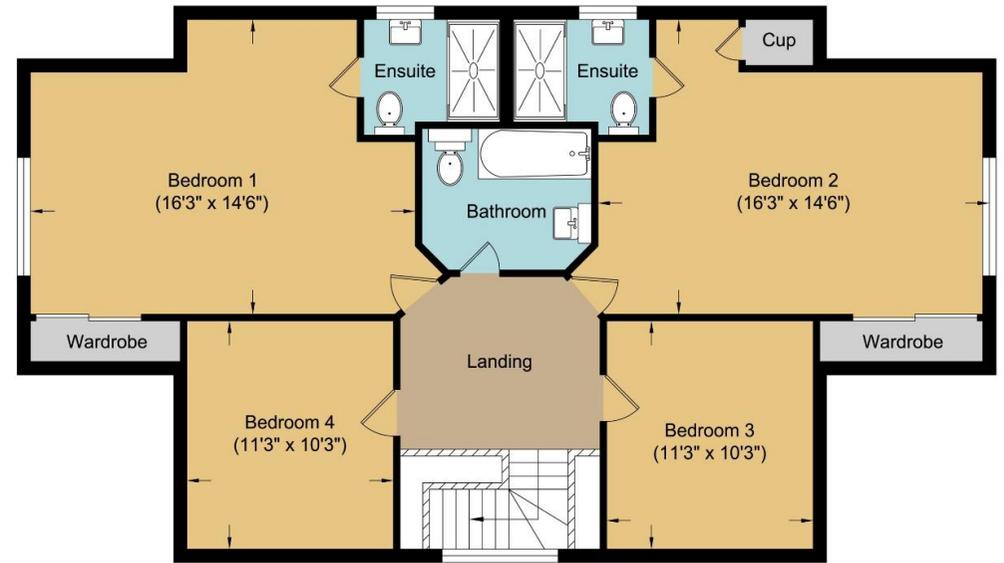
Temple Ewell, in transport terms, is well connected being close to the A2 and A20 trunk routes, has a railway station at Kearsney with direct services to London and is only three miles from the Port of Dover.

The neighbouring village of River also has a primary school and supports a wide variety of local interest groups such as drama, gardening and society activities and is home to Dover Athletic F.C and Dover Rugby club. The village of River presently has a public house, a greengrocer, Co-Op convenience store, pharmacy and still retains its Post Office.

River and Temple Ewell both share the historic park called Kearsney Abbey and another two adjacent parks namely Russell Gardens and Bushy Ruff.



Ground Floor
Approximate Floor Area
1044.31 sq. ft.
(97.02 sq. m)



First Floor
Approximate Floor Area
1044.31 sq. ft.
(97.02 sq. m)

TOTAL APPROX FLOOR AREA 2088.62 SQ. FT. (AREA 194.04 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



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