



The Grange, Westcourt Lane, Dover





18 The Grange  
Westcourt Lane  
Shepherdswell  
Dover  
Kent  
CT15 7QB



**Description**

Ground Floor

- Entrance Hall
- Living Room  
25'11 x 11'9  
(7.90m x 3.58m)
- Conservatory  
10'8 x 7'9  
(3.25m x 2.36m)
- Shower Room
- Dining Room  
10'10 x 9'8  
(3.30m x 2.95m)
- Kitchen  
15' x 9'8  
(4.57m x 2.95m)
- Integral Garage  
17'9 x 15'4  
(5.41m x 4.67m)
- Utility Room

First Floor

- Landing
- Bedroom  
11'11 x 10'10  
(3.63m x 3.30m)
- Bedroom  
14'8 x 11'11  
(4.47m x 3.63m)
- Bedroom  
9'9 x 8'6  
(2.97m x 2.59m)
- Bathroom
- Bedroom  
9'8 x 8'8  
(2.95m x 2.64m)

External

- Rear Garden
- Front Garden



## Property

Set on a substantial corner plot, this attractive four-bedroom Neo-Georgian executive style family home, located within the sought after village of Shepherdswell. This delightful property was the original show home for The Grange when it was first built and has been lovingly looked after over the years and now offers a chance for an incoming purchase to make their own. This most attractive property, being double fronted with well-proportioned accommodation, set in well-tended gardens.

The portico entrance provides access to an elegant reception hall with doors to all ground floor rooms. The bright and spacious living room, being triple aspect is bright all day long, with French doors leading through to a conservatory which overlooks the lovely rear garden. The dining room features a bow window to the front. The well fitted, kitchen/breakfast room faces the rear garden walk through opening to the handy utility room which provides internal access to the double garage along with the rear garden. There is a useful downstairs shower room/wc at the end of the entrance hall. Upstairs you will find four double bedrooms, two with built in wardrobes along with a generous master bedroom which benefits from an en-suite bathroom. A family bathroom on this floor completes the picture, with the accommodation being perfectly proportioned for a growing family. Externally, the front garden is wide with paved driveway leading to a double garage with electric up and over door. There is a side access opening to a large lawn with paved patio area behind the house with mature high hedging provides natural privacy and seclusion, there is also a useful timber garden shed which sits to the left hand corner of the garden.

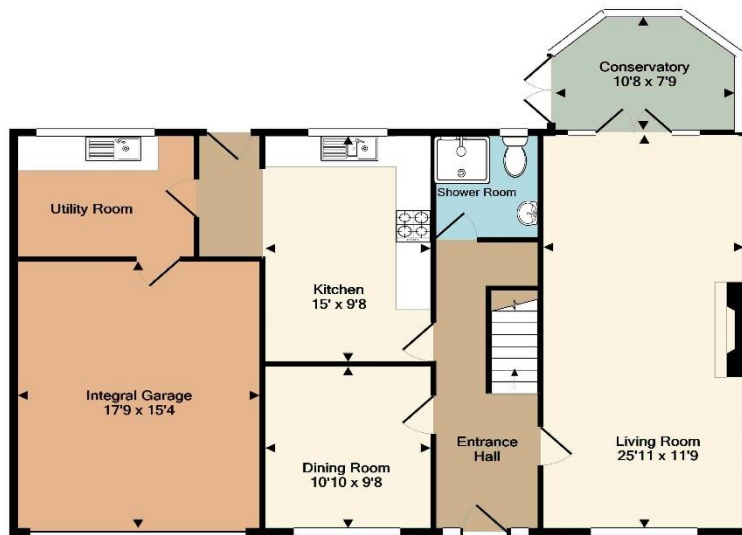


## Location

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1151 SQ.FT.  
(106.9 SQ.M.)

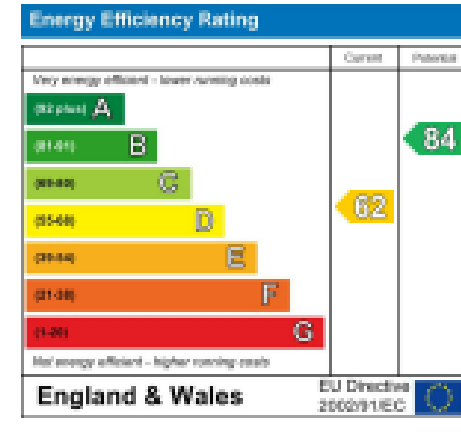


1ST FLOOR  
APPROX. FLOOR  
AREA 715 SQ.FT.  
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1866 SQ.FT. (173.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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