



Westcourt Lane, Shepherdswell

  
MILES & BARR  
EXCLUSIVE





68 Westcourt Lane  
Shepherdswell  
Dover  
Kent  
CT15 7PU



### Description

#### Ground Floor

- Entrance Hall
- Living Room  
19'1 x 15'3  
(5.82m x 4.65m)
- Kitchen/Breakfast  
Room  
20'3 x 9'9  
(6.17m x 2.97m)
- Utility Room
- Family/Dining  
Room  
21'9 x 13'0  
(6.63m x 3.96m)
- Inner Hallway
- Bedroom  
14'7 x 9'3  
(4.45m x 2.82m)
- Bedroom  
11'8 x 10'8  
(3.56m x 3.25m)
- Bedroom  
12'2 x 7'9  
(3.71m x 2.36m)
- Bedroom  
10'5 x 8'5  
(3.18m x 2.57m)
- Bathroom
- Shower Room

#### External

- Front/Driveway
- Rear Garden



## Property

### STUNNING COUNTRYSIDE VIEWS IN POPULAR VILLAGE LOCATION!

Substantial four bedroom detached bungalow situated in the sought after village of Shepherdswell.

The accommodation comprises of a large entrance hall leading through to a large living room with access to the rear garden, family room, fitted kitchen with breakfast room, utility room and large inner lobby. The four bedrooms all benefit from fitted cupboards / wardrobes and the property also boasts both a family bathroom and shower room.

Outside to the front of the property is a large driveway offering parking for several cars. To the rear of the property is a large rear garden with a number of established plant beds and well established trees, the garden is mainly laid to lawn with large patio seating area and offers incredible views over the countryside.

Shepherdswell is a semi rural village on the outskirts of Dover, it offers the convenience of a train station providing fast access to the capital.



## Location

Shepherdswell, a rural village in Kent, is notable for its mainline railway station with direct trains to Dover and London via Faversham and is within a short distance to the A2 commuting Road. The village social life centres on the local Grade I listed 'Church of St Andrew' and the village hall which is host to a number of events including regular charity jumble sales and a pre-school playgroup.

Currently the village has a thriving pub The Bell Inn by the village green near to the church. Additionally, the village has a Doctor's surgery and a mini-supermarket. It also has a reputable Primary School called Sibertswold Primary School.






TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 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 not 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**MILES & BARR**  
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