

Chisnall Road, River, Dover

MILES & BARR  
EXCLUSIVE





**Riverside,  
Chisnall Road  
River, Dover  
Kent  
CT17 0RH**

11 miles Folkestone  
23 miles Ashford

22 miles Ramsgate  
20 miles Canterbury

**Description**

**Ground Floor**

- Entrance Porch
- Entrance Hall  
19'2 x 13'8  
(5.84m x 4.17m)
- Cloakroom
- Study  
15'1 x 13'7  
(4.60m x 4.14m)
- Sitting Room  
21'11 x 17'11  
(6.68m x 5.46m)
- Kitchen/Breakfast Room  
13'9 x 13'1  
(4.19m x 3.99m)
- Pantry
- Utility Room  
13' x 9'4  
(3.96m x 2.84m)
- W C
- Family Room  
15' x 13'5  
(4.57m x 4.09m)
- Conservatory  
9'6 x 6'10  
(2.90m x 2.08m)

**Lower Ground Floor**

- Bar
- Swimming Pool and Hot Tub
- Sauna
- Steam Room
- Shower Room
- Separate WC
- Games Room  
17'8 x 12'9  
(5.38m x 3.89m)
- Storeroom
- W C
- Gym  
14'2 x 8'1  
(4.32m x 2.46m)
- En Suite
- Bedroom Five  
11'1 x 10'10  
(3.38m x 3.30m)
- Bedroom Two  
13' x 12'9 + walk in wardrobe  
(3.96m x 3.89m + walk in wardrobe)
- En Suite
- Bedroom Four  
14'11 x 12'11  
(4.55m x 3.94m)
- En Suite

**Second Floor**

- Bathroom
- Office/Bedroom Seven  
7'9 x 7'8  
(2.36m x 2.34m)
- Lounge/Kitchen/Diner  
15'1 x 14'9  
(4.60m x 4.50m)
- Bedroom Six  
14'9 x 9'6  
(4.50m x 2.90m)

**First Floor**



## Property

This unique property was designed and built by the owners. The stunning four storey residence is nestling within gated grounds, it provides privacy, peace and tranquillity with breath taking views. The finish is to the highest standard and also benefits from a brand new indoor swimming pool complex. The various patio areas designed for outdoor entertainment, the five superb en-suite bedrooms, the impressive kitchen and reception rooms or the self-contained apartment on the top floor, there is something to admire wherever you look.

When entering the private electronic wrought iron gates onto the large driveway where you can park at least eight or nine cars, you can revel in your first sight of the exterior of the property.

On the ground floor is the elegant sitting room with its feature brick fireplace and large patio doors to a large terrace designed for al fresco dining. There are double oak doors to the dining room that includes French doors to a barbecue patio. There is also a relaxing family room with its bay window seat and direct access to the conservatory that has views over the front garden. There is a study just inside the hall and adjacent cloakroom. A beautifully appointed country style kitchen with a central island oak breakfast bar has a large walk-in pantry, adjacent cloakroom and utility room with a back door to the garden.

On the first floor you will find a spacious landing and five double bedrooms that are all en-suite, on the top floor there is a totally self-contained apartment that includes an office, bedroom and a bathroom as well as a lounge/kitchen/diner. The lower ground floor offers a brick built bar leading to a large games room with an attractive fireplace, there is the mirrored wall, gym and stunning new swimming pool complex, hot tub, steam room, sauna and shower room.

The beautiful maintained gardens give multi functions with views over the village of River. The double garage has an electronic door and a useful workshop.

## Location

River is a sought-after village situated between the historic town of Dover and the neighbouring village of Temple Ewell. In transport terms, River is well connected, being close to the A2 and A20 trunk routes having a railway station at Kearsney with direct services to London and only three miles from the Port of Dover. River has a strong identity and sense of place in Dover. The village has a Primary school taking almost all of its intake from the village itself. Its population supports a wide variety of local interest groups such as drama, gardening and society activities. The village has a recreation park and nearby is a historic park with its lavish grounds at Kearsney Abbey and another two adjacent parks namely Russell Gardens and Bushy Ruff. The village presently has three public houses, a green grocer, a Co-Op convenience store and still retains its Post Office which combines a pharmacy.

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 in an hour and Ramsgate.

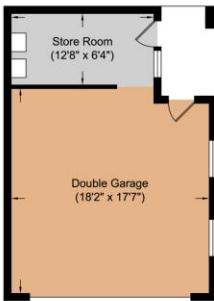




Ground Floor  
Approximate Floor Area  
1685.00 sq. ft.  
(156.50 sq. m)



Second Floor  
Approximate Floor Area  
671.30 sq. ft.  
(62.40 sq. m)



Outbuilding  
Approximate Floor Area  
405.20 sq. ft.  
(37.60 sq. m)



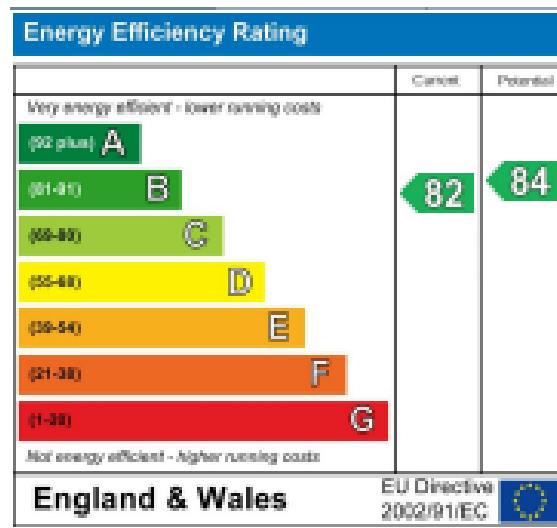
Lower Ground Floor  
Approximate Floor Area  
1644.20 sq. ft.  
(152.80 sq. m)



First Floor  
Approximate Floor Area  
1539.70 sq. ft.  
(143.00 sq. m)

TOTAL APPROX FLOOR AREA 5944.90 SQ. FT. (AREA 552.30 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)

## Viewing

Strictly by appointment with Miles and Barr  
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Opening Hours  
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Saturday: 9.00am – 5.00pm



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