



Chisnall Road, River, Dover


MILES & BARR
EXCLUSIVE





Riverside,
Chisnall Road
River, Dover
Kent
CT17 0RH

11 miles Folkestone 22 miles Ramsgate
23 miles Ashford 20 miles Canterbury

Description	Lower Ground Floor	
<u>Ground Floor</u>	<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Bedroom Three 13'2 x 12'11 + walk in wardrobe (4.01m x 3.94m + walk in wardrobe) 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
<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> Utility Room 8'8 x 7'3 (2.64m x 2.21m) 	<p><u>Second Floor</u></p> <ul style="list-style-type: none"> 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)
	<u>First Floor</u>	
	<ul style="list-style-type: none"> Main Bedroom 13'8 x 13' (4.17m x 3.96m) Walk in Wardrobe & Eaves En Suite 	



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.

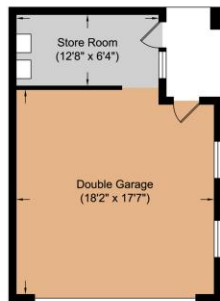




Ground Floor
Approximate Floor Area
1685.00 sq. ft.
(156.50 sq. m)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Viewing

Strictly by appointment with Miles and Barr
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Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm



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