



Forge Lane, Whitfield, Dover

  
MILES & BARR  
EXCLUSIVE





Meadowside  
Forge Lane  
Whitfield, Dover  
Kent  
CT16 3LA



### Description

#### Ground Floor

- Entrance Porch
- Hallway
- Lounge/Diner  
26'3 x 13'11  
(8.00m x 4.24m)
- Snug  
13'3 x 11'10  
(4.04m x 3.61m)
- Study 9'9' x 7'10  
(2.97m' x 2.39m)
- Shower Room
- Kitchen/Breakfast  
Room  
18'9 x 14'1  
(5.72m x 4.29m)
- Utility Room  
10'6 x 9'2  
(3.20m x 2.79m)

- En-suite Shower  
Room
- Bedroom Two  
13'5 x 12'5  
(4.09m x 3.78m  
plus built-in  
cupboard)
- Bedroom Three  
17'4 x 13'11  
(5.28m x 4.24m)
- Bedroom Four  
10'10 x 7'11  
(3.30m x 2.41m  
plus built-in  
cupboard)
- Family Bathroom

#### External

- Front/Driveway
- Garage
- Rear Garden

#### First Floor

- Landing
- Master Bedroom  
14'1 x 13'10  
(4.29m x 4.22m  
plus built-in  
cupboard)



## Property

This individual and beautiful detached home has space in abundance both inside and out, which has been lovingly maintained by the current owners. Inside the versatile accommodation boasts many attractive and appealing features with a ground floor comprising of an entrance porch and hallway with doors leading to a snug, study, spacious lounge/diner, kitchen/breakfast room, utility room and shower room. Upstairs will continue to blow you away with four bedrooms, including a master bedroom with en-suite, as well as a family Bathroom. If there was anymore reason needed to purchase this family home then you will find it in the garden. Wrapping around the property is a stunning array of trees, plants and shrubs set in a spacious outside space including a Workshop, Greenhouse and Vegetable Patch. All this whilst retaining a rural feel with the rear of the plot backing on to fields. To the front of the property you will find ample off-road parking as well as a garage.



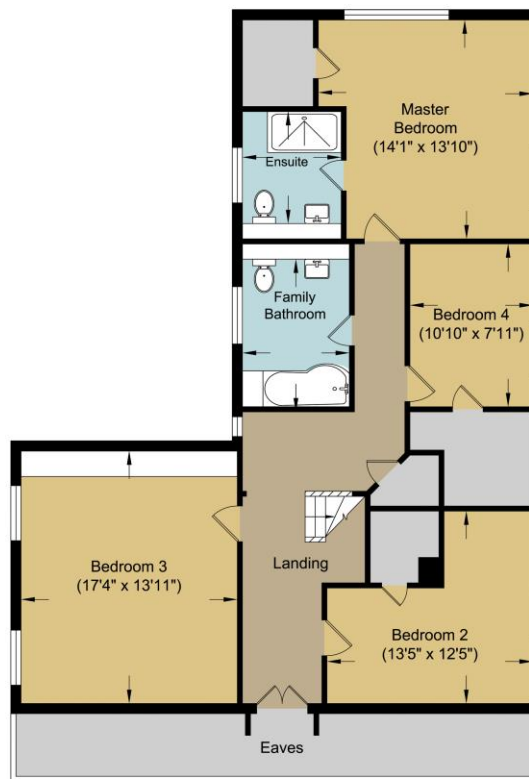
## Location

The village of Whitfield provides easy access to the A2/M2 which is one of the main commuter routes to London and is also only a short distance to Kearsney railway station. Along with a reputable school and village recreational ground. Whitfield also offers various convenience stores and a retail park. Close by is the town of Dover with a wider variety of shops, bars and restaurants, as well as its famous castle, coastal walks along the White Cliffs and ferry services making the continent within easy reach. Dover Priory train station provides a high speed mainline train services to London St Pancras and the nearby Eurotunnel and Eurostar services provide further direct and easy access deep into Europe.





Ground Floor  
Approximate Floor Area  
1270.90 sq. ft.  
(118.10 sq. m)



First Floor  
Approximate Floor Area  
1021.20 sq. ft.  
(94.90 sq. m)

TOTAL APPROX FLOOR AREA 2292.71 SQ. FT. (AREA 213.00 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		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Important Notice:  
In accordance with the Property Misdescriptions Act (1991) 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.