



CHRISTOPHER HODGSON

Coldred, Dover

1 The Old Engine Shed Singledge Lane, Coldred, Dover, Kent, CT15 5AG

Freehold

The Old Engine Shed is a stunning conversion of an early 20th Century industrial building set in the rural village of Coldred, from where it commands fine views over adjoining farmland. Deal (8.8 miles) and the Cathedral City of Canterbury (12.4 miles) are both accessible, and the neighbouring village of Shepherdswell benefits from a highly regarded primary school and mainline railway station (2.7 miles).

This exceptional house was built in 2021 to an impressive specification throughout and has since been significantly extended and remodelled to create a generous family home. An air source heat pump contributes towards reduced running costs.

The beautifully presented accommodation totals 2303 sq ft (214 sq m) and is arranged to provide a sitting room with wood burning stove and triple aspect views, a spacious open plan kitchen/dining room, utility room and cloakroom. The first floor comprises of

four double bedrooms and a stylish bathroom. The principal bedroom benefits from an en-suite shower room, vaulted ceilings with exposed beams and countryside views.

Externally, the generous landscaped garden enjoys a Westerly aspect and incorporates an area of lawn, a natural stone terrace and a choice of seating areas. To the rear of the property, a double garage and driveway provides off street parking for a several vehicles.

LOCATION The Old Engine Shed is surrounded by gentle, undulating, partly wooded countryside near the beautiful village of Coldred. Waldershare Park adjoins the eastern boundaries of the village and the surrounding countryside offers delightful walks, riding and cycling. The village of Coldred is located in the triangle between Dover, Sandwich and Canterbury and enjoys easy access to all three towns via the A2, which is about 1.5 miles distant, and the A256 dual carriageway from Sandwich to Dover. The A2 links to both M2 and A20/M20 motorways. The channel ports of Dover and Folkestone, together with the Folkestone terminal of the Channel Tunnel and Ashford International station provide regular services to the Continent. The neighbouring village at Shepherdswell has a railway station providing regular services to London and the Kent Coast. The High Speed Link connects Dover Priory station to London St Pancras.	ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: GROUND FLOOR • Kitchen / Dining Room 29'2" x 25'7" (8.90m x 7.80m) • Utility Room 6'4" x 6'2" (1.93m x 1.88m) • Sitting Room 23'2" x 17'3" (7.05m x 5.27m) • Cloakroom FIRST FLOOR • Bedroom 1 23'2" x 17'3" (7.05m x 5.25m) • En-Suite Shower Room • Bedroom 2 14'7" x 12'4" (4.45m x 3.76m)	• Bedroom 3 12'4" x 10'7" (3.77m x 3.22m) • Bedroom 4 12'0" x 10'2" (3.65m x 3.10m) • Bathroom 12' x 8'6" (3.66m x 2.59m) OUTSIDE • Garden 164'8" x 76' (50.19m x 23.16m) • Double Garage 19'7" x 16'5" (5.97m x 5.00m)
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ENERGY PERFORMANCE CERTIFICATE

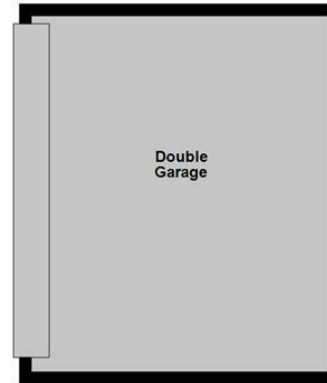
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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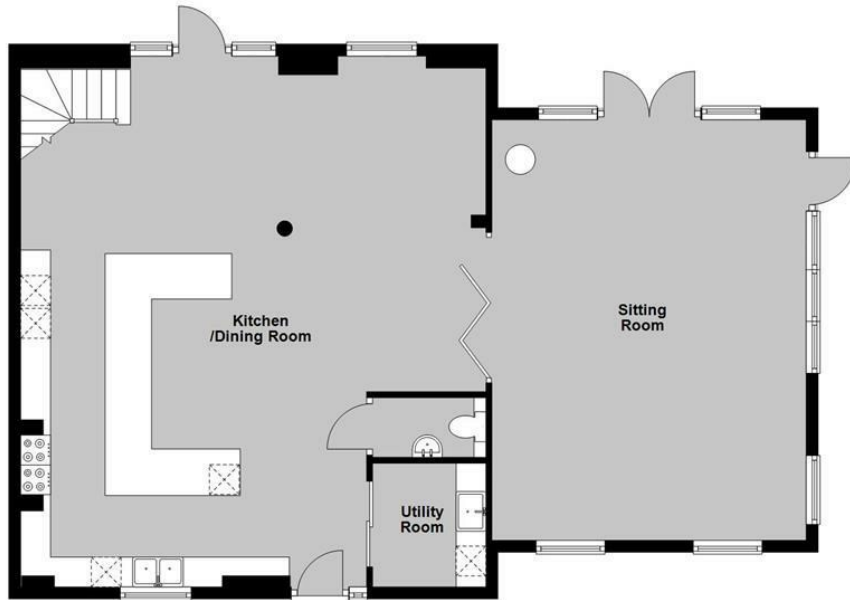


Ground Floor

Main area: approx. 107.0 sq. metres (1151.6 sq. feet)
Plus garages: approx. 29.9 sq. metres (321.3 sq. feet)



Double
Garage



First Floor

Approx. 107.0 sq. metres (1151.6 sq. feet)



Main area: Approx. 214.0 sq. metres (2303.2 sq. feet)
Plus garages: approx. 29.9 sq. metres (321.3 sq. feet)



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