



**Freehold**

**£475,000**

The Gables  
Kearsney Court  
Alkham Road, Temple Ewell  
Dover  
Kent  
CT16 3EB

**CHAIN FREE!!! A UNIQUE DETACHED COTTAGE SET ON A PRIVATE ESTATE.** Approximately 1.6 acres of garden/woodland. 3 Double bedrooms, spacious sitting room. Bathroom and shower room. Garage & Driveway.

Full details to follow

#### **Local Information**

Located 0.4 from the centre of Temple Ewell.

Nearest primary school:  
Temple Ewell Primary School  
0.2 miles

Nearest secondary school:  
Dover Christ Church Academy  
1.5 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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The Gables, set in the Private Estate of Kearsney Court, has been in the same family ownership for 48 years. The landscape around Kearsney Court, was laid out around 1900- 1905 and was one of the first independent commissions by Thomas Mawson, the leading landscape designer of the early C20. The Gables was formerly the original stabling's to the Court.

Kearsney Court is situated in Temple Ewell. Local amenities include local shop, public house and the well regarded Temple Ewell Primary School. The property is a short distance from the main-line railway at Kearsney, and close by is Kearsney Abbey and Russell Gardens. From the property there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Dover town centre is only a short drive away, with easy access to Priory main-line railway station with the fast-link train to St Pancras in just over 1 hour 10 minutes. Also within the town is a good range of secondary schools, together with Dover Boys' and Girls' Grammar Schools.

The Gables, is a spacious part flint built, three bedroom two storey cottage. On the first floor are two double bedrooms and shower room. On the ground floor is a good size sitting room kitchen/diner, double bedroom, bathroom and utility area. Further benefits include double glazing to most windows and gas central heating.

To the outside is approximately 1.6 acres of mixed garden and woodland area. With views over the hills. There is a long driveway leading to the property and detached garage and additional parking area.

An early viewing is highly recommended on this chain free property

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

### GROUND FLOOR

Double glazed front door opening to Entrance Hall

#### Entrance Hall

Radiator x 2. Parquet wood flooring. Stairs to first floor. Under stairs cupboard with gas and electric meters and consumer box. Doors to all rooms. Further double glazed door to side.

#### Sitting Room 23'2 x 16'11

Double glazed windows to rear, side and front. Radiator x 3. Fireplace. Parquet wood flooring.

#### Kitchen/Diner 14'8 x 14'

Fitted out with a range of worktop base and wall units. 1 ½ bowl sink with splash back tiling around. Space for cooker, washing machine and integrated dish washer. Wall mounted boiler. Radiator. Double glazed window to front and side. Parquet wood flooring.

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Utility Room/Storage 10'3 x 6'7

Various storage cupboards. Radiator and 2 x double glazed windows to side. Space for fridge/freezer.

Bedroom 15'5 x 14'

Double glazed window to rear. Radiator. Wash basin. Parquet wood flooring.

Bathroom

Panelled bath with shower attachment over. Low level WC and wash basin. Radiator and electric heater. Double glazed window to rear.

FIRST FLOOR

Landing - Double glazed window to rear. Doors to all rooms.

Bedroom 17'11 x 14'4

Double glazed window to front & side. Views over the valley. Radiator. Wash basin.

Bedroom 16'2 Max x 11'

Double glazed window to front. Radiator. Loft access. Storage cupboards with further access to loft area.

Shower Room

Corner shower cubicle with splash back tiling. Low level WC and wash basin. Radiator. Velux window to rear.

OUTSIDE

The property is set with gardens running all around the property with a large mixture of various plants and shrubs and woodland area. The plot is on approximately 1.6 Acres (please note this has not been measured on site, so potential buyers should confirm this for themselves). Brick store.

There is a long driveway leading to the property with ample off road parking. Please note that the start of the drive is not owned by the vendor but there is a right of way across this land.

Detached garage and driveway.

The vendor has advised that there is a septic tank.

The above information should be checked by your legal representative before proceeding.

Energy Rating - E (42)

**MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification**

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documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

F

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

[www.tersons.com](http://www.tersons.com)

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