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**Butts
Cottage**



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"...approached by a bridleway adjoining allotments
and **with country views** to the rear"



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Distances

- Deal 3 miles
 - Dover 5 miles
 - Canterbury 30 minutes
 - Sandwich 8 miles
 - London 74 minutes (HST from Martin Mill)
 - Channel Tunnel 30 minutes
 - Kingsdown Beach 1 mile
- Times & distances are approximate.**

Summary

- 2 Reception Rooms
- Garden Room
- Cloakroom
- Kitchen
- Principal Bedroom Suite
- 3 further Bedrooms
- Family Bathroom
- Fully enclosed Garden
- Studio/Summerhouse
- Parking for several cars

Butts Cottage Off Dover Road, Ringwould, Kent CT14 8HF

A detached family house approached by a bridleway adjoining allotments and with country views to the rear.

Butts Cottage is a detached family home, believed to date from the late Victorian era, situated off the Dover Road and approached by a bridleway. The house is attractively presented throughout has been tastefully modernised and features include full double glazing, stripped pine doors and well proportioned rooms with pleasing décor. The house is within walking distance of the church, pub and other amenities. Deal and Dover are both easily accessible and neighbouring Kingsdown offers local shops, an excellent school and a popular and safe beach.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the

town won The Daily Telegraph Award for High Street of the Year. In March 2018, 2020 and again in 2021 it was mentioned in the Sunday Times as one of the "Best Places to live in the UK." The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:
GROUND FLOOR

The front door opens to a fully enclosed **Entrance Porch** with electric heater and glazed door opening to an **Entrance Lobby**. **Sitting Room** Double aspect (*north and south*) with square bay window, Minster style fireplace with fitted cast iron wood burning stove. **Dining Room** Square bay window, fireplace (*currently sealed off*) and glazed double doors opening to **Garden Room** Tiled floor, french doors opening to Garden and door leading to **Cloakroom** Half tiled walls, tiled floor, close coupled w.c., wash handbasin and built-in storage cupboard. **Kitchen** Triple aspect (*north, south and east*). Attractively fitted in matching units with polished granite worktops comprising:- double bowl, single drainer porcelain sink set in worktop with drawers, cupboards,

plumbed in dishwasher and washer/dryer under and plate racks, wine rack and storage cupboard over. . . . Built-in larder cupboard with integrated fridge/freezer to the side. Rangemaster electric range cooker with 6-burner hob and worktops to either side with drawers and cupboards under and extractor hood and wall cupboards over. Part glazed door opening to Garden.

A staircase leads from the Entrance Lobby to:

FIRST FLOOR

Landing with access to Loft. **Principal Bedroom Suite** comprising: **Bedroom 1** Double aspect (*north and south*) Full length range of built-in wardrobe cupboards, further built-in cupboard and communicating door to **Shower Room En-Suite** Tiled floor. Fully tiled corner shower, close coupled w.c.,



pedestal wash basin and chrome ladder towel rail. **Bedroom 2** (*front*) with built-in wardrobe cupboard. **Bedroom 3** Double aspect (*north and east*) Built-in airing cupboard with pre-lagged hot water cylinder and fitted immersion heater. **Bedroom 4. Family Bathroom** Tiled floor, panelled shower bath with mixer taps

and overhead remote controlled shower, pedestal wash basin, close coupled w.c. and radiator/heated towel rail.

OUTSIDE

To the front of the house a 5 bar gate opens to a gravelled forecourt with **Parking** for several

cars. Gardens to the front, side and rear, along the rear elevation of the house there is a paved patio area which leads on to a fully enclosed mainly lawned **Garden**, bounded by a variety of mature trees and flowering plants, climbing plants and shrubs. In the south western corner of the Garden there is a timber built

Studio/Summerhouse and in the south eastern corner there is a raised deck with pergola and further timber built **Garden Store/Workshop**. Outside lighting, outside water supply.





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GENERAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority:

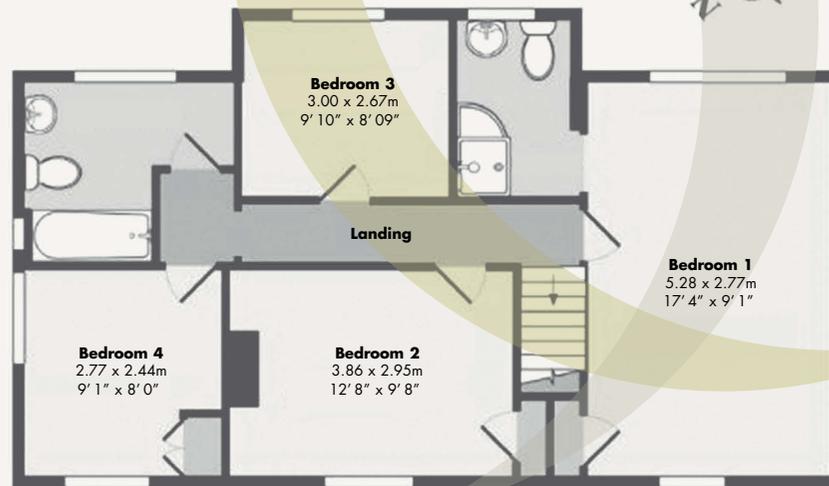
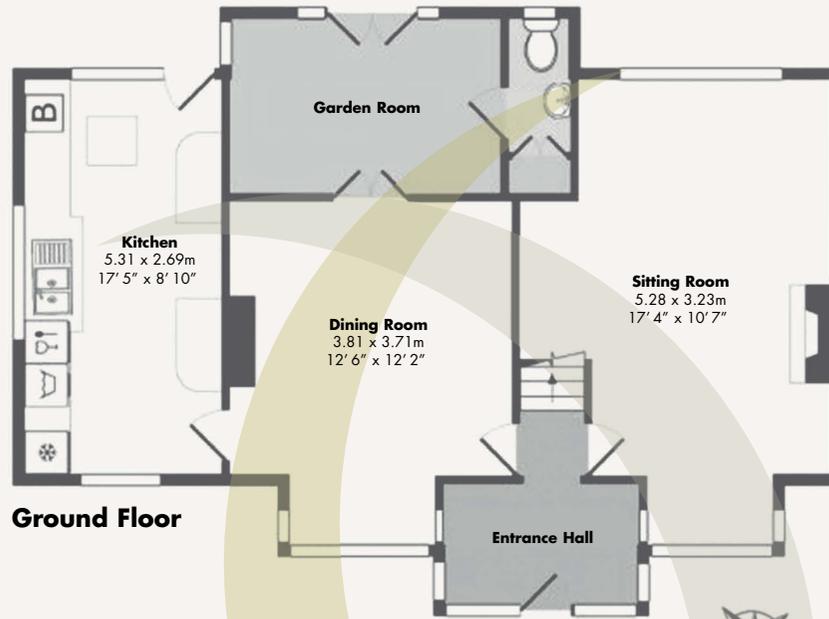
Dover District Council Telephone 01304 821199

email: customerservices@dover.gov.uk

Council Tax: BAND E

£2,392.42 per annum 2021/22

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Total Area (As per EPC)
Approx. 127.9 sq. metres (1377 sq. feet)

Energy Efficiency Rating		Current	Potential
>30+	A		
21-30	B		80
15-20	C		
9-14	D		
4-8	E		40
1-3	F		
0-2	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

EPC

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