The Old House Cottage, Easole Street
Nonington, Dover, CT15 4HE
£325,000
The Old House Cottage
Easole Street, Nonington, Dover

A charming Grade II listed semi-detached cottage in a lovely rural location.

Situation
Located on the eastern edge of the lovely rural village of Nonington, which offers the Royal Oak Public House/Restaurant, Church of England & Baptist Churches, garage, primary school and cricket ground. Other local amenities can be found in the nearby villages of Eythorne, Shephestwell and Aylesham and the medieval market town of Sandwich. Sandwich, Dover and the City of Canterbury offer a good selection of secondary and grammar schools. Trains run from nearby Snowdown Station (1.2 miles). The Port of Dover and Channel Tunnel Terminal are within easy access and provide cross channel services to the continent.

The Property
A very charming semi-detached Grade II listed property built on two floors with accommodation including reception room with open fireplace (wood burner) an 'L' shaped kitchen/dining room, utility room with separate WC, shower room and four bedrooms including a large double, good sized attic bedroom and two single rooms. Built of lovely old brickwork under a slate roof, there is a Virginia creeper climbing up the front of the house, gas central heating system with boiler and radiators, a modern fitted kitchen and smart shower room/wc. Brick fireplace to the living room with wood burner, set off very well by the exposed oak beams and terracotta floor tiles in the same room.

Outside
The front garden gate is approached from a short private driveway shared by a couple of the neighbouring properties where there is a single off road car parking space allocated opposite the gate. There is a landscaped lawned garden to the side of the house laid out with block paved pathways and patios and with raised beds and borders created with railway sleepers. Around the front and opposite side of the house where there are French windows leading into the kitchen/dining room, there are some further borders, trellising and a utility area for wheelie bins. Beyond this, approached from the main driveway is a brick outbuilding/shed suitable for bikes etc.

Services
All main services are understood to be connected to the property.

Local Authority
Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: C

Agents Note
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.
To view this property call Colebrook Sturrock on 01304 612197
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

19 Market Street, Sandwich, Kent CT13 9DA

---

**Kitchen/Dining Room**
14’11” x 14’7” max (4.54m x 4.44m) narrowing to 9’8” min

**Utility Area**
7’8” x 4’6” (2.34m x 1.37m)

**Living Room**
15’9” x 14’10” max (4.80m x 4.52m)

**First Floor Landing**

---

**Bedroom One**
15’2” x 10’1” (4.62m x 3.07m)

**Bedroom Two**
8’0” x 11’2” max (2.44m x 3.40m)

**Bedroom Three**
6’11” x 11’1” (2.11m x 3.38m)

**Shower Room**

---

**Attic Bedroom Four**
15’7” x 15’1” max (4.75m x 4.59m)