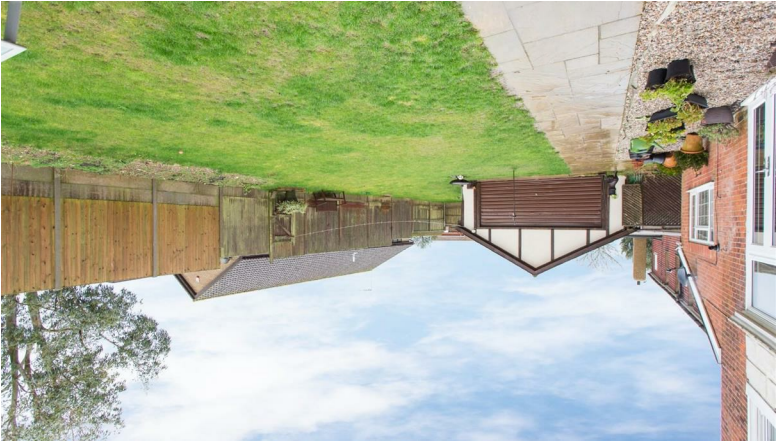
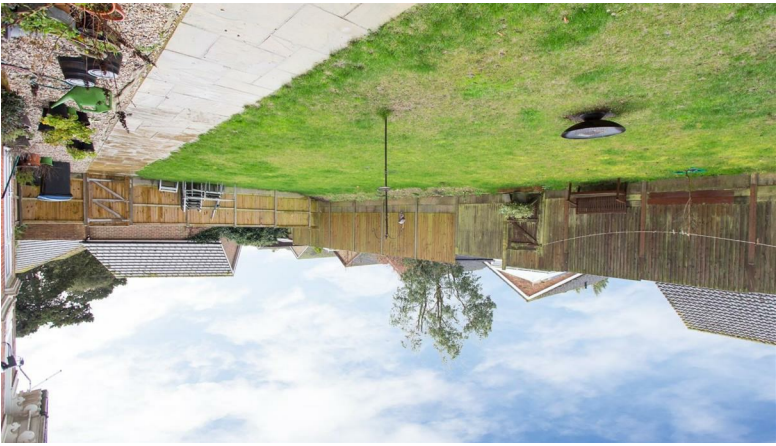


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(35-50)	(51-60)
C	B
(61-80)	(81-90)
A	A
(91-100)	(101-120)
Very energy efficient - lower running costs	
58	85



MANOR MEWS BEAUXFIELD
WHITFIELD



MANOR MEWS BEAUXFIELD
WHITFIELD

£380,000

noaa

propertymark

PROTECTED

aria

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Relocation

agent

network

The Property

Ombudsman

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miles & barr

YOUR PROPERTY AGENT

- Beautifully presented
- Very well proportioned
- Excellent accommodation spread over two floors
- Impressive double height lounge
- Vast kitchen/breakfast room with study area
- Perfect for entertaining on a grand scale
- Three bedrooms
- Very generous size master bedroom
- Bathroom and a separate showeroom
- Detached double garage

LOCATION

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, cafe, a local Post Office, takeaways, hairdresser and is within a short distance to main retail park which includes a 24 hour Tesco store. 2019 also saw the opening on the brand new Dover District Leisure Centre which boasts a range of facilities including County standard swimming pool. The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.

ABOUT

EXCEPTIONAL LIVING! Manor Mews is a beautifully presented and well proportioned home, offering excellent accommodation spread over two floors, with a fantastic interior design finish. No Chain.

There is a lovely flow of accommodation including a most impressive double height lounge with exposed floorboards and beautiful feature panelling to the walls, perfect for entertaining on a grand scale with two double French doors opening out to the gardens.. Another great feature of this home is the vast kitchen/breakfast room, combining to make a wonderful overall space for informal living, that will also surely make a central family hub of the home. Rounding off the ground floor there is an impressive bathroom suite.

Upstairs on the first floor there is a long generous size split level hall that leads into a showeroom and the three bedroom suites, with the master bedroom being particularly large having double height ceiling, enjoying lovely views over the rear garden with built in wardrobes.

Garden & Exterior

Manor Mews is discreetly positioned at the end of Manor gardens. There is parking for numerous vehicles to its front on its gravel drive. The rear garden is mainly laid to lawn with a lovely sand stone tiled patio area running across the back and side of the house. Within the grounds is a large double detached garage, which has many possibilities.

DESCRIPTION

Entrance

Lounge 24'11 x 24'10 (7.59m x 7.57m)

Kitchen 29'1 x 11'7 (8.86m x 3.53m)

Bathroom 8'3 x 7'2 (2.51m x 2.18m)

First Floor

Bedroom Three 7'3 x 9'1 (2.21m x 2.77m)

Showeroom

Bedroom Two 13'8 x 8'11 (4.17m x 2.72m)

Bedroom One 14'2 x 18'2 (4.32m x 5.54m)

Front garden

Rear garden

Double garage

