



16 CHURCH ROAD
DOVER



miles
&barr

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DOVER

£250,000

- Unique and distinctive period property with many rare original features
- Entirely updated and redecorated to an exceptionally high finish
- Rewired with ample sockets to each room and lamp circuits to reception rooms
- Re-plumbed with efficient heating system and Vaillant boiler
- Completely new bathroom, with bath and two shower options including a rainwater shower
- Completely new fitted family kitchen with deeper than usual worktops plus walk-in pantry
- Multiple storage options

ABOUT

Miles and Barr are delighted to offer this exceptional period home located in the highly sought after Maxton/Elms Vale area of Dover. Immaculately presented and updated throughout, this light-filled property has been sympathetically restored to an extremely high standard, preserving a wealth of fine, original features and classic period style whilst at the same time answering all the requirements demanded of the modern family home.

The Ground Floor, which benefits from having retained its arrangement of entrance hallway, two reception rooms, plus a large, newly fitted family kitchen with French doors leading to the garden, offers a generous combination of living and entertaining spaces both inside and out.

Above on the First Floor are two double bedrooms and one single bedroom, a spacious landing and an entirely new bathroom with rainwater shower.

The 60 ft south-west facing garden, bordered on either side by beautifully weathered brick walls and with views to the surrounding hills, has been re-landscaped with a new lawn, wooden box planters, a shaded dining area and a vegetable garden to the rear, but above all designed with low maintenance as a priority. The property boasts many, increasingly rare, period features throughout that include beautiful fireplaces, original floorboards and doors, wall paneling, picture rails, cornicing and sash windows.

Conveniently located a moment's distance from reputable schools in Elms Vale and within a 12 minute walk to Dover Priory Station, with its high speed connections to London, this home is ideally placed for access to Dover town centre, port and seafront and the Channel Tunnel services at Folkestone. The Western Heights and the protected Area of Outstanding Natural Beauty around Little Farthingloe, with its excellent farm shop, are all within an easy and pleasant walk.

DESCRIPTION

GROUND FLOOR

Entrance Hallway 3'3 x 10'9 (0.99m x 3.28m)
Sitting Room 10'7 x 12'8 (3.23m x 3.86m)
Dining Room 11'3 x 11'2 (3.43m x 3.40m)
Kitchen 9'5 x 11'6 (2.87m x 3.51m)

FIRST FLOOR

Stairs & Upstairs Landing

Bedroom One 10'6 x 14'0 (3.20m x 4.27m)
Bedroom Two 8'9 x 11'3 (2.67m x 3.43m)
Bedroom Three 5'1 x 9'2 (1.55m x 2.79m)
Bathroom 5'11 x 4'10 (1.80m x 1.47m)

OUTSIDE

Rear Garden 60'0 (18.29m)

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

