

Dover Branch:  
T: 01304 206666

Deal Branch:  
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T: 01303 210777



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## Asking price of £540,000 Minnis Lane, River, CT17



- Attractive Detached Three Bedroom Home
- Driveway, Front and Back Gardens
- Stunning Kitchen and Breakfast Room with Vaulted High Ceiling
- Roof Lantern
- Utility Room
- Cloakroom
- Stovax Log Burner
- Summerhouse & Pergola
- River Views

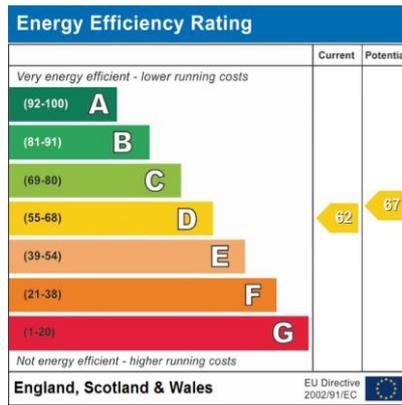
A beautiful double fronted detached three bedroom property with a driveway and front and rear well stocked gardens behind a pretty picket fence in a most desirable location, opposite the picturesque gardens of Kearsney Abbey with Woodland walks on ones doorstep. On entering the home, the ground floor offers a good layout, a welcoming dual aspect lounge with a Stovax log burner. A separate dining room with patio doors overlooking the rear garden placed perfectly between the kitchen and lounge provides a good flow of the layout. The kitchen and breakfast room is the wow

factor of the home with a central kitchen Island with quartz worktops and a lantern roof above flooding the space with light. The extensive range of units with integrated appliances, includes a Quooker hot tap, dishwasher, microwave and Stoves double oven. The kitchen flows seamlessly into the breakfast room which has a high vaulted ceiling and skylight with two sets of patio doors providing lovely views to the garden. A utility room is located just off the kitchen with a back door to access the side and back of the property. In the hallway there is a cloakroom which can also accommodate a WC if required. The 1st floor comprises of three well laid out bedrooms, the master bedroom has built in wardrobes and a dual aspect overlooking the rear garden and there is a modern family bathroom.

The lovely secluded sunny rear garden offers a peaceful setting perfect for enjoying alfresco dining and enjoying the sun. The pergola offers a lovely area to enjoy the well-stocked garden throughout all the seasons.

The property is positioned in the highly sought -after historic Village of River. The Village provides good amenities, including Kearsney train station village hall, several food stores, a pharmacy, well regarded primary school and local Inns. Kearsney Abbey and Russell gardens are 10 acres of stunning open parkland and lakes which form part of the Kent Downs area of outstanding natural beauty with an abundance of walking trails and picnic areas also an historic cafe to enjoy the views of the beautiful surroundings. Whitfield is nearby offering several superstores and beyond the harbour town of Dover with education facilities and excellent transport links including ferry services to the continent. Dover priory train station offers high speed services to St Pancras London. There is good access to the nearby commuting roads including the A2 dual carriageway and the Alkham Valley Road provides a picturesque drive to Folkestone the M20 Motorway and beyond provide easy access to ferry terminals and Euro Tunnel.

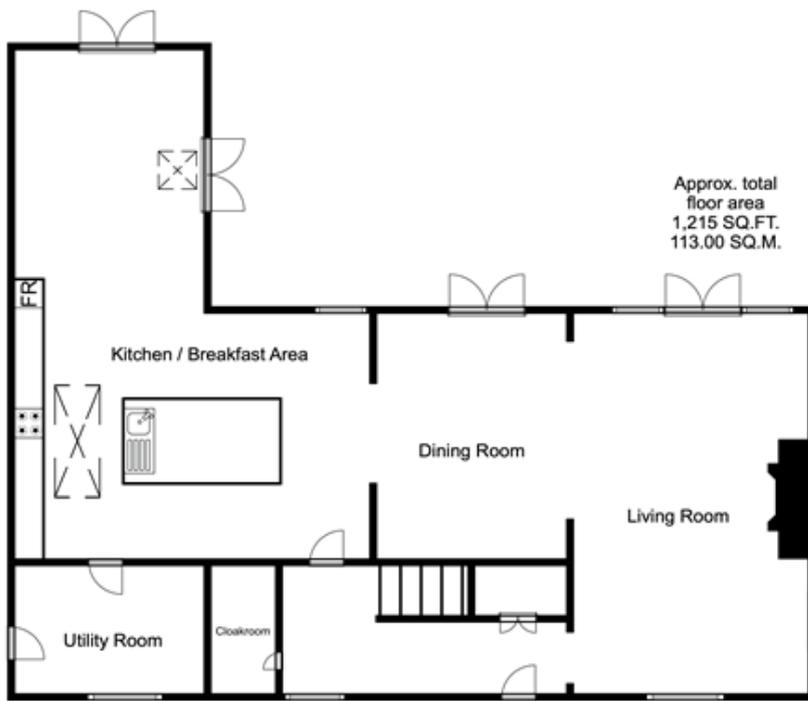
# Minnis Lane, River, CT17









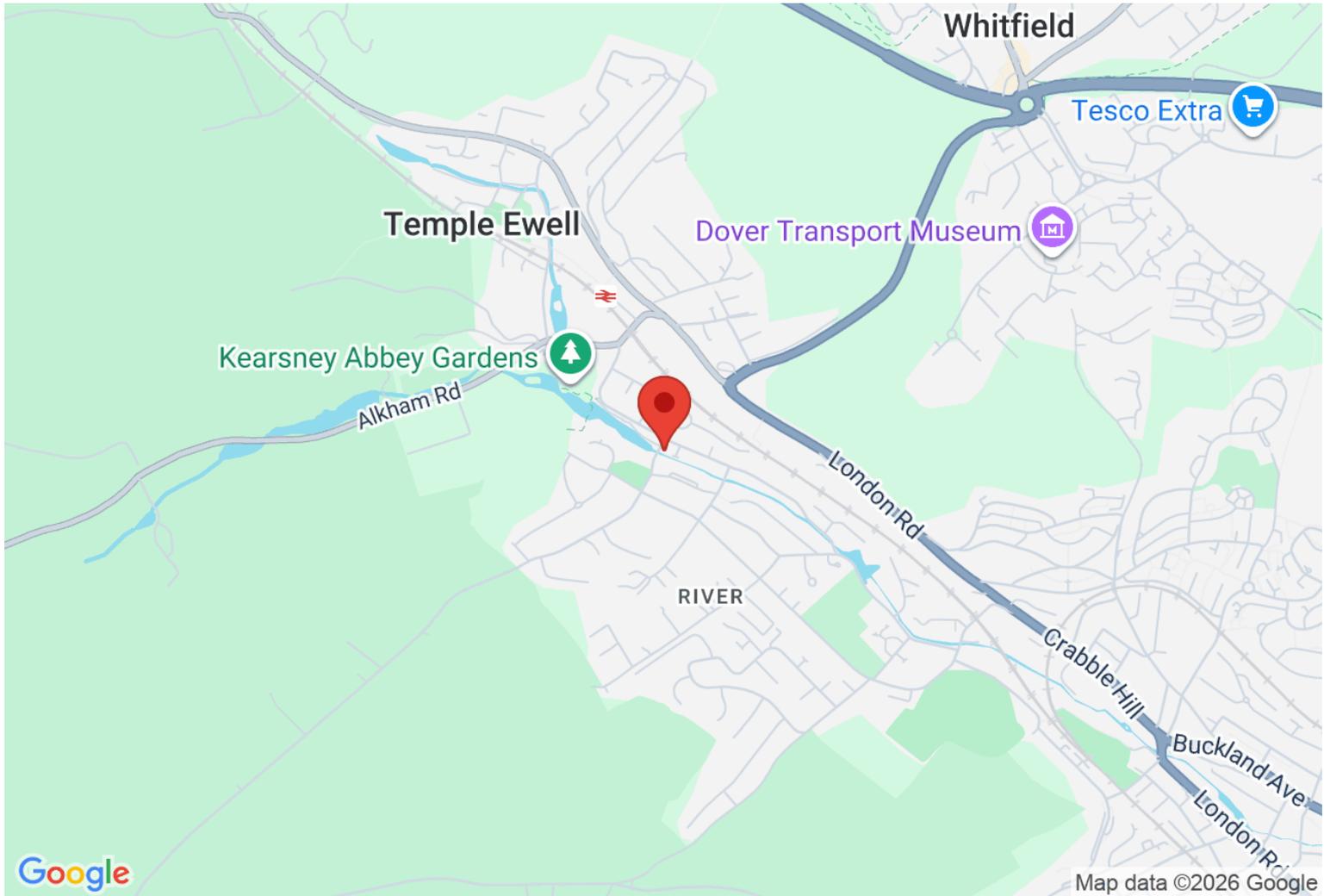


**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy.

**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS**

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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