



Beecholme
154 Lower Road | River | Dover, Kent | CT17 0RL

FINE & COUNTRY



Step inside

Beecholme

Overlooking Kearsney Abbey Park and the River Dour in the old part of River is this very attractive and beautifully maintained detached family home. It was built in 1930 and has been sensitively modernised by the owner but, at the same time, is full of wonderful period features including high ceilings, picture and dado rails, original wood flooring and panelled doors. It is set well back from the road with a large front lawn, an impressive copper beech tree, a block paved path and a driveway where you can park three or four cars. This leads to the double garage and workshop as well as steps up to the balustraded porch and original front door.

Once over the threshold you can begin to appreciate how warm and light this charming house is with its myriad of windows providing delightful views over the large garden and Kearsney Abbey Park. The spacious entrance hall is really special with its fabulous original staircase, 'understairs' inglenook style fireplace with a log burner and a seating area as well as floor to ceiling windows, interesting ceiling beams and French doors to a wonderful conservatory which provides plenty of additional seating and dining areas. There are also big bay windows opening into the conservatory from the elegant dining room with its original wood flooring. This is designed for entertaining and has had up to 18 guests sitting round the table.

The well-proportioned dual aspect drawing room is equally delightful with its beamed ceiling, seven windows in the large bay overlooking the garden and a marble fireplace with a cast iron fire and inset tiles. The modern kitchen includes painted oak units housing a double oven, fridge freezer and dishwasher and a glazed door to the fitted utility room, cloakroom and external door to the greenhouse. There is also a good sized snug that overlooks the drive which would make a great home office or additional downstairs bedroom if required.

The very spacious galleried landing provides another ideal area for a desk in front of the large window so you can enjoy the views while you are working. It also has a double airing cupboard and access to the partially boarded attic and leads to the family bathroom with fitted twin basins plus the four double bedrooms. These include a guest room with an en suite shower and a box bay window while the impressive main suite also has a seven window bay, an en suite shower room and a walk-in dressing room.

In the rear garden you will find a terrace that spans the width of the property and where you can enjoy al fresco dining. This is flanked by a vast lawn interspersed with mature trees and shrubs as well as a wildlife pond and steps up to a second lawn with a small patio and surrounded by solid wood fencing.



Seller Insight

“ This has been our family home for the past 37 years and I have loved every minute of being here. It has been a great home for entertaining and includes plenty of flexible accommodation. Indeed, if new owners wanted more space it would be quite easy to convert the large attic into additional bedrooms. While it will be a wrench to move as I love the area and the neighbours I feel it is time to move nearer my children and make way for new owners to enjoy this lovely house and its location. It is a delight to live in such a beautiful area, not only because of the stunning views but it is also usually very quiet. We have immediate access to Kearsney Abbey Park for walks or we can stroll just across the road to Russell Gardens along the Alkham Valley if we want to go slightly further afield. The wild life is second to none with a wide variety of birds alighting on the ornamental lakes and squirrels and other small animals frequenting the park.

It is also a very convenient spot as we are about a minute's drive to the A2 for Canterbury and London or Dover Docks and the Channel Tunnel for the Continent. We have a friendly community in River with a number of activities in the village hall and the Anglican and Methodist churches as well as a Co-op mini market, a greengrocer, pharmacy and post office so are well catered for when it comes to day to day requirements. There is also the Royal Oak pub and restaurant just along our road. Kearsney station provides a good rail service while the local River primary school has been rated Outstanding by Ofsted.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Kearsney Station	0.2 miles
Dover Priory Station	2.8 miles
Dover Docks	3.8 miles
Channel Tunnel	9.6 miles
Canterbury	17.7miles
Charing Cross	76.6 miles
Gatwick	79.4 miles

By Train from Kearsney

Dover Priory	5 mins
Canterbury East	24 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	42 mins
St. Pancras (from Dover Priory)	1hr 4 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Dover Rugby and Cricket Club	01304 210296
River Bowling Club	01304 823373
Dover Athletic Football	01304 822373

Walmer and Kingsdown Golf Club
Royal St. George's Golf Club
Prince's Golf Club

Healthcare

Dr. Chaudhuri
Dover Medical Practice
Buckland Hospital

Education

Primary Schools:

River Primary School
Temple Ewell C. of E. Primary
Dover College Junior

Secondary Schools:

Dover Grammar School for Boys
Dover Grammar School for Girls
Dover College
Duke of York's Royal Military School

01304 373256
01304 613090
01304 611118

01304 206463
01304 865555
01304 222510

01304 822516
01304 822665
01304 205969

01304 206117
01304 206625
1304 205969
01304 245024

Entertainment

Royal Oak	01304 820926
The Cricketers	01304 206396
Kearsney Abbey Tea Room	01304 829046
The Marquis of Granby	01304 873410
The Smugglers	01304 853404
Best Western Hotel	01304 203633

Local Attractions/Landmarks

Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Knight's Templar Church, Dover
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit

Ground Floor
Approx. 160.3 sq. metres (1725.3 sq. feet)



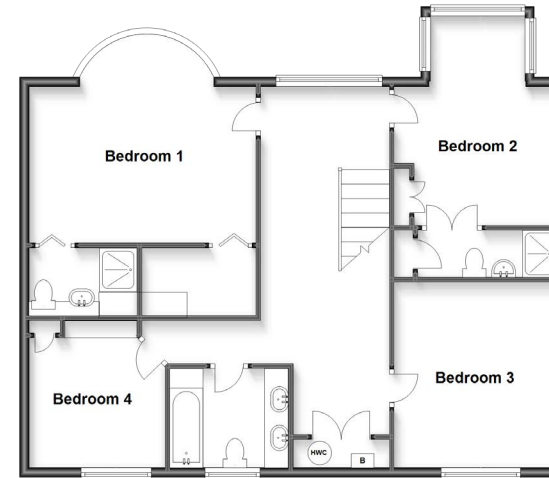
GROUND FLOOR

Entrance Hall	
Kitchen	15'4 x 9'8 (4.68m x 2.95m)
Cloakroom	
Utility	7'8 x 4'3 (2.34m x 1.30m)
Side Porch	
Drawing Room	18'2 into bay x 15'4 (5.54m x 4.68m)
Dining Room	17'3 into bay x 9'8 (5.26m x 2.95m)
Conservatory	22'7 x 19'9 maximum (6.89m x 6.02m)
Snug	11'10 x 11'0 (3.61m x 3.36m)

FIRST FLOOR

Landing	
Bedroom 1	15'5 x 15'5 into bay (4.70m x 4.70m)
En-Suite Shower Room	7'9 x 4'0 (2.36m x 1.22m)
Walk In Wardrobe	7'2 x 4'2 (2.19m x 1.27m)
Bedroom 2	13'7 into bay x 9'8 (4.14m x 2.95m)
En Suite Shower Room	9'8 x 3'8 (2.95m x 1.12m)
Bedroom 3	11'10 x 11'5 (3.61m x 3.48m)
Family Bathroom	8'0 x 6'4 (2.44m x 1.93m)
Bedroom 4	9'4 x 8'4 (2.85m x 2.54m)

First Floor
Approx. 93.2 sq. metres (1003.3 sq. feet)



OUTSIDE

Driveway
Double Garage/Workshop
Rear Garden
Air Raid Shelter
Greenhouse

£700,000

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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