



6 Lynwood Green
Sandwich Road | Whitfield | Dover | Kent | CT16 3PZ

FINE & COUNTRY



Step inside

6 Lynwood Green

Located at the end of a quiet cul-de-sac in an enclave of 14 stunning contemporary detached properties is this beautiful 'jewel in the crown.' It was designed by renowned architects Clague and built by Roma Homes to a meticulously high standard two years ago and the owners have enhanced the property even further. They have incorporated bespoke fixtures and fittings, top-of-the-range kitchen units and appliances, oak doors and engineered oak flooring throughout and converted the original garage into a studio that could also be a play room or downstairs bedroom, and have added a new garage.

This superbly presented family home is surrounded by countryside on two sides and is approached through a large block paved frontage where you can park four or five cars. With its unusual brickwork and cedar cladding, anthracite framed windows and contemporary front door it has delightful external appeal and this is also reflected once you cross the threshold.

There are sliding doors to the magnificent open plan kitchen/diner. The kitchen area includes bespoke Alon units and quartz worktops with a built in Bosch oven, combi microwave and dishwasher, a pull out larder cupboard and sliding shelves, a Quooker hot and cold water tap as well as space for an American style fridge freezer. The large central island breakfast bar includes an Elica induction hob with a circular downdraft extractor. The dining area is double height and there is a bespoke floating shelving unit as well as French doors to the rear terrace with inset blinds. There is an equally well fitted utility room with space for a washing machine, tumble dryer and wine cooler.

There are sliding doors from both the dining area and the hall into the large and impressive double aspect lounge that has two sets of French doors to the terrace and a delightful central stone fireplace with a log burner that makes a charming focal point. The good sized study provides wonderful views across the countryside that you can enjoy when you are working while the garage makes an excellent gym but could always become a games room or snug and has French doors to the garden and a large glass roof light. There is also an understairs cupboard, a boot room and a lobby leading to the downstairs cloakroom.

The delightful oak staircase leads to the spacious landing with a glass and oak balustrade and a balcony overlooking the dining area. There is a trendy family bathroom with a bath and separate shower as well as four double bedrooms including the superb main bedroom with fabulous views, a walk-in wardrobe as well as an en suite contemporary double shower room.

The rear garden is very easy to manage and backs onto fields. It includes a vast, wraparound terrace for outdoor entertaining and a very well-manicured lawn with mature trees.



Seller Insight

“ We were delighted to have the opportunity to include our own bespoke aspects and put our own stamp on the property while it was being constructed and it has been a delightful home over the past couple of years. We like the fact that it is very quiet and peaceful and we are surrounded by farmland yet it is only a minute to the A2 for access to London, Canterbury, Dover and the Channel Tunnel. We shall be sad to leave the house but we have decided to move nearer to our family and are only sorry that we cannot just pick up our home and take it with us.

The bustling village of Whitfield includes a primary school, hairdresser, doctor's surgery and a vet as well as a post office, a pub, a garage and the Ramada hotel. There is also a village hall that offers a number of activities and you have access to a Tesco's superstore and a number of other large, retail outlets that are very close by. While Dover town centre includes a number of individual shops, bars and restaurants. There are excellent grammar and private schools nearby as well as an Outstanding primary school in River village.

There are a choice of stations including Kearsney and Dover Priory for the high speed train to London that can get you to St Pancras in just over an hour. Motoring enthusiasts can enjoy racing at Lydden circuit and sailors can join the Royal Cinque Ports Yacht Club, while golfers have a variety of choices from the Walmer and Kingsdown Golf Club or Broome Park to the Championship courses at Sandwich and Deal.*

* 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

By Road:	
Kearsney Station	2.0 miles
Dover Priory Station	5.5 miles
Dover Docks	5.2 miles
Channel Tunnel	12.6 miles
Canterbury	16.5 miles
Charing Cross	76.7 miles
Gatwick	80.3 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

Healthcare

The Abbey Practice	01304 821182
Dr. Chaudhuri	01304 206463
Dover Medical Practice	01304 865555
Buckland Hospital	01304 222510

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Cinque Ports Yacht Club	01304 206262
Dover Rugby and Cricket Club	01304 210296
River Bowling Club	01304 823373
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118

Education

Primary Schools:	
Whitfield Aspen Primary	01304 821526
River Primary School	01304 822516
Temple Ewell C. of E. Primary	01304 822665
Dover College Junior	01304 205969

Secondary Schools:

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Royal Military School	01304 245024

Entertainment

Royal Oak	01304 820926
The Archer	01304 825890
Kearsney Abbey Tea Room	01304 829046
The Marquis of Granby	01304 873410
The Ramada	01304 821230
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

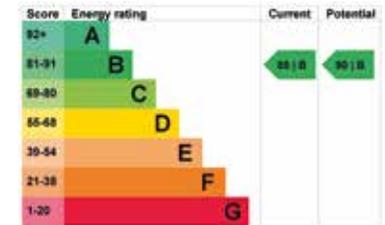
Ground Floor
Approx. 132.2 sq. metres (1423.1 sq. feet)



First Floor
Approx. 115.1 sq. metres (1238.5 sq. feet)



£700,000
Council Tax Band: G
Tenure: Freehold
EPC Rating: B



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Studio/Bedroom 5 17'2 x 9'1 (5.24m x 2.77m)
- Study 9'0 x 7'3 (2.75m x 2.21m)
- Lounge 19'7 x 13'9 (5.97m x 4.19m)
- Kitchen/Diner (L-shaped) 22'11 x 14'0 (6.99m x 4.27m) plus 12'3 x 5'4 (3.74m x 1.63m)
- Storage Cupboard
- Utility Room 11'2 x 6'3 (3.41m x 1.91m)

FIRST FLOOR

- Galleried Landing
- Bedroom 3 (L-shaped) 14'3 x 11'1 (4.35m x 3.38m) plus 7'3 x 6'1 (2.21m x 1.86m)
- Bath/Shower Room
- Bedroom 4 17'2 (5.24m) narrowing to 11'1 (3.38m) x 9'8 (2.95m)
- Bedroom 2 23'9 x 9'8 (7.24m x 2.95m)
- Main Bedroom 19'8 x 9'5 (6.00m x 2.87m)
- Walk In Wardrobe
- En Suite Shower Room

OUTSIDE

- Rear Garden
- Driveway
- Garage 21'6 x 8'8 (6.56m x 2.64m)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 09.05.2023





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

