



**Coxhill Gardens, River, Dover.**

**Offers In Excess Of £525,000**

**HUNTERS®**

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# Coxhill Gardens, River, Dover.

## DESCRIPTION

Hunters are delighted to offer this substantial, detached family home in the sought after location of River. The property has been the subject of an extensive renovation programme to include re-wiring, new Upvc double glazing, stunning newly fitted Kitchen, re-modelled bathroom and complete re-decoration throughout with new floor coverings. The porch leads into the entrance hall, to the right is a main bedroom which is a great space throughout and offers the benefit of an en-suite shower room, this area is perfect for an older relative to have their own private space. Downstairs you will also find a stunning modern kitchen which has been fitted to a very high standard and is the perfect space for entertaining. There is also a HUGE sitting room which is open plan to a dining room which is also decorated beautifully with the addition of patio doors leading out to the garden.

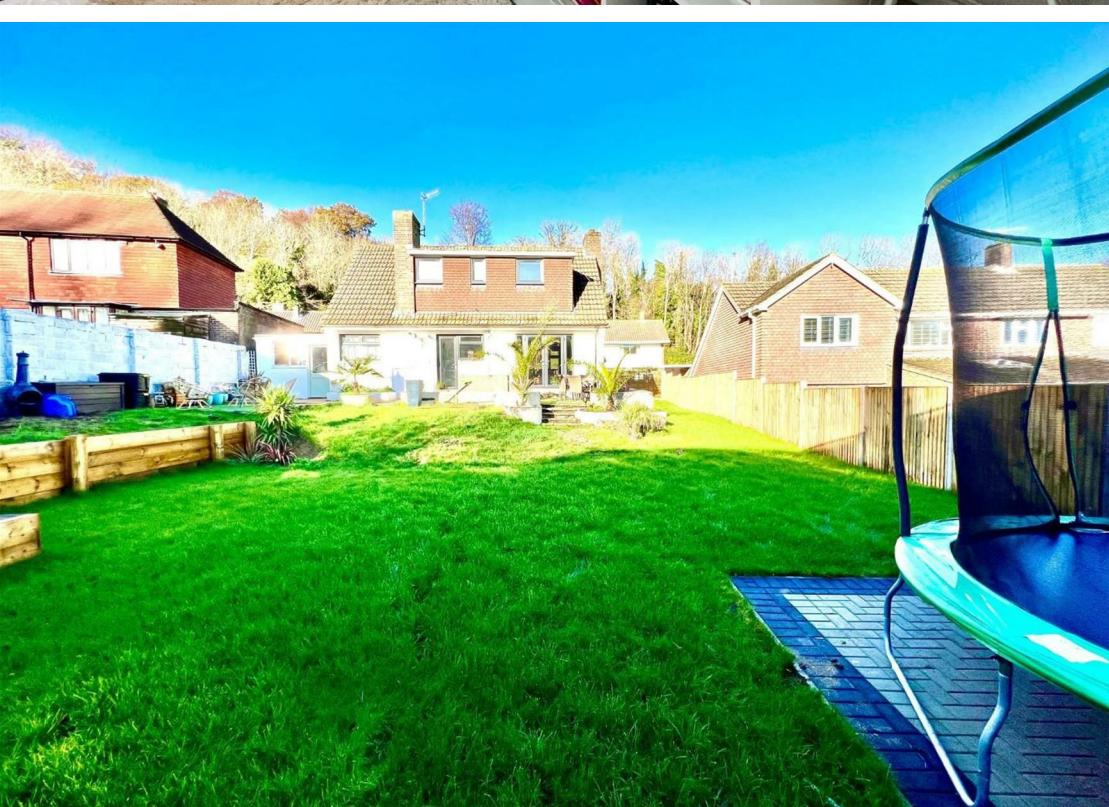
On the first floor there are three further bedrooms and the main bathroom, all of which have been renovated to an extremely high standard.

Outside the property is approached over a new brick paviour driveway leading to the garage, there is new fencing to the front garden providing a lawned area leading through a side access gate to the rear garden which is south facing and offers amazing views over the River valley and cliff face to the rear. There is an immediate patio area from the house which is perfect for entertaining leading to the lawned garden and a further patio for evening shade, the garden is enclosed to the rear with a range of bamboo planting.

**Location** - River is situated on the outskirts of Dover and has easy links to the Alkham Valley. Nearby is the picturesque Kearsney Abbey and Russell Gardens which offers extensive open spaces, interspersed with large lakes which has an abundance of water fowl to include swans and ducks. There are the abbey tea rooms nestled within. There are beautiful walks and rides in the surrounding countryside.

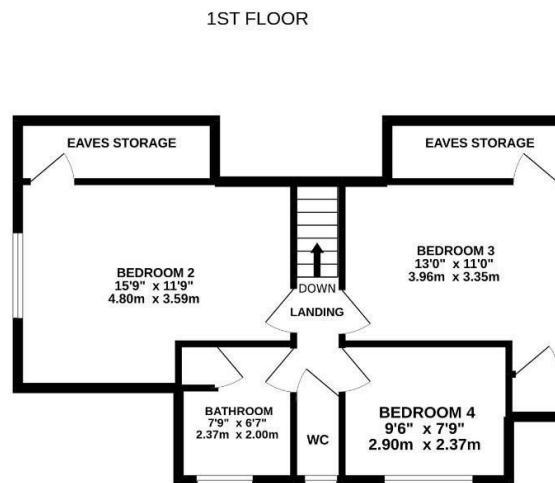
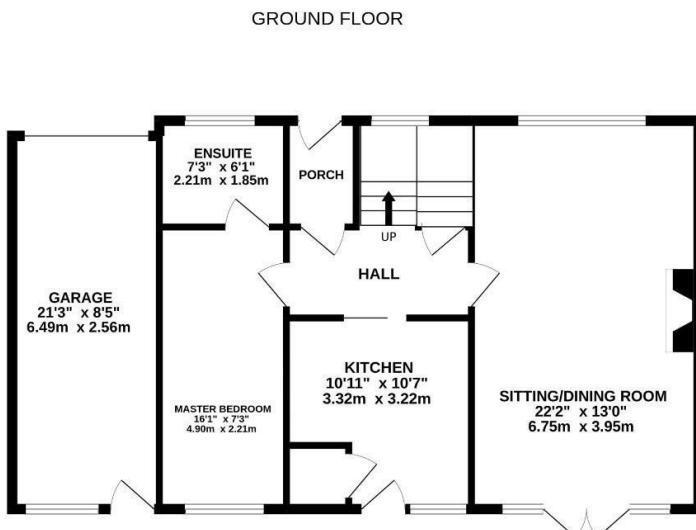
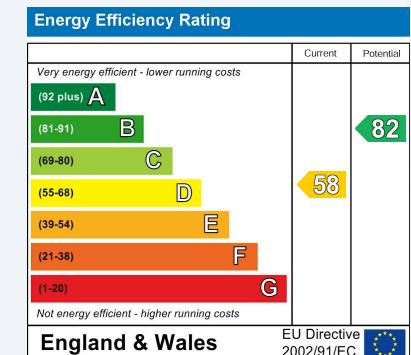
There is excellent access to the A20, M20 and A256 to Deal and the train station at Kearsney is close by together with the Dover Priory mainline railway station offering a fast link train to London St. Pancras international. River offers a range of day to day facilities including supermarket, pharmacy/post office, public houses and Chinese takeaway. There are a selection of secondary schools including the Girls and Boys Grammar Schools in Dover together with a range of larger stores and supermarkets in Dover and Whitfield.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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