



Waldershare Park, Waldershare, Dover, Kent, CT15 5BE

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Waldershare Park

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Guide Price £400,000

Freehold

A rare opportunity to acquire a detached period bungalow with immense potential, set within the tranquil grounds of Waldershare Park, private country estate on the outskirts of Dover. Offered chain-free and requiring full renovation throughout, Sandwich Lodge presents a blank canvas for those seeking to create a bespoke home in a truly idyllic setting.

The accommodation comprises a central entrance hall leading to a traditional kitchen and a separate shower room. Living spaces include a well-proportioned dining room and a characterful living room, each offering scope for reconfiguration. There are two double bedrooms, with Bedroom Two featuring a split-level layout that leads down to a versatile utility/store area, ideal for conversion or extension, subject to planning.

The property enjoys a wrap-around lawned garden with a timber deck to the side, perfect for outdoor entertaining. To the rear, an expansive lawn stretches out towards a set of timber stables and outbuildings, offering further development potential or space for hobby farming, equestrian use, or storage.

Sandwich Lodge is sold with an adjoining parcel of land and woodland, bringing the total plot size to approximately 1.81 acres. This generous outdoor space enhances the property's appeal for buyers seeking privacy, natural surroundings, and long-term investment value.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

| | |
|-------------|-------------------|
| Hall | |
| Kitchen | 3.65 x 4.07 |
| Shower Room | |
| Dining Room | 3.64 x 3.70 (max) |
| Living Room | 3.68 x 4.21 (max) |
| Bedroom 1 | 3.66 x 3.62 |
| Bedroom 2 | 3.57 x 3.66 (max) |

Lower-Ground Floor

| | |
|----------------|-------------|
| Utility/ Store | 2.40 x 3.41 |
|----------------|-------------|

External

| | |
|--------|----------------------|
| Stable | 3.47 x 3.61 |
| Stable | 3.45 x 3.61 |
| Plot | 1.81-Acres (approx.) |

Services: (Mains) Water, Electricity. (Private) Oil-fired heating, Cesspit Drainage.

Council Tax: Band D (Dover District Council)

Energy Rating: Current 39 | E. Potential 82 | B.

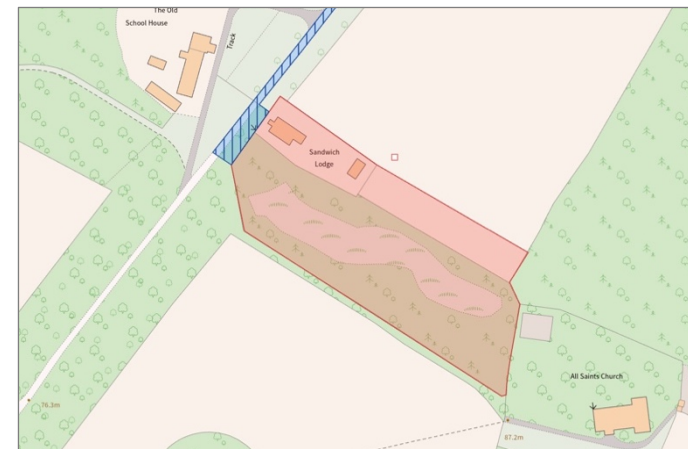
Estate Charges: TBC*

Agents Notes: Please refer to the Sale Plan for site boundaries – Available on request.

Location: What3Words // oppose.reunion.solicitor.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

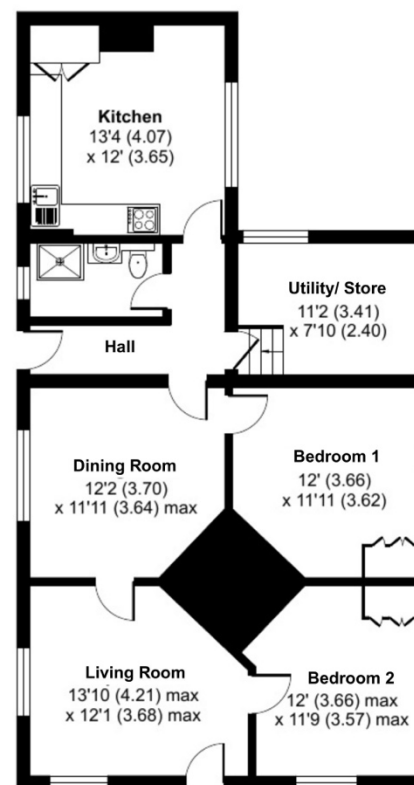
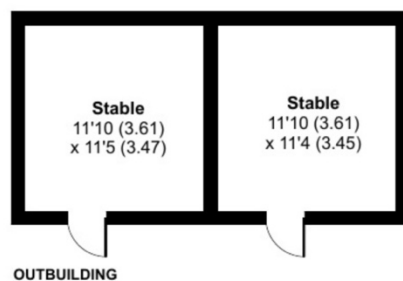
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Approximate Area = 1002 sq ft / 93 sq m
Outbuildings = 269 sq ft / 24.9 sq m
Total = 1271 sq ft / 117.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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