



3 Hazling Dane, Shepherdswell, Dover, Kent, CT15 7LS

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£350,000 Freehold

A bright and spacious three-bedroom detached family home, offering huge potential and a generously sized garden, set within a peaceful and sought-after village location.

- Bright & Spacious Three Bedroom Detached House
- Large 105' Rear Garden
- Garage & Driveway
- Potential To Modernise & Extend – Subject to planning
- Lovely Views To The Rear
- No Chain
- Gas Central Heating & Double Glazing

The front door opens into the porch and leads through to the large entrance hall, a versatile space that has previously been used as a dining room. The double-aspect sitting room has a large picture window to the front and sliding doors open into the conservatory, which offers lovely views across the rear garden. The kitchen is fitted with a range of wall and base units, with space for appliances and a built in electric oven, hob and extractor. The downstairs cloakroom completes the ground floor accommodation.

Upstairs, the landing leads to the three double bedrooms and family shower room.

Outside, the property is set behind its pretty front garden and driveway. The majority of the garden lies to the rear, extending to approximately 105' x 59'. It is mainly laid to lawn with mature trees, shrubs, and well-stocked flower borders, together with a paved patio area.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Beyond the garden, there are stunning views across rolling open countryside. To the side of the house is a garage and a very useful 30' store.

Nestled in the picturesque Kent countryside, Shepherdswell is a charming and welcoming village offering the perfect balance of rural tranquillity and modern convenience. Surrounded by rolling fields and scenic footpaths, the village provides a true taste of country living while remaining well connected to nearby towns and cities.

Shepherdswell boasts a friendly community atmosphere with a range of local amenities, including a village pub, post office, primary school, and village hall. The historic church and traditional village green add to its appeal.

For commuters, Shepherdswell railway station provides direct links to Dover, Canterbury, and London via the high-speed connection from nearby stations. Easy access to the A2 and M20 makes travel by road equally convenient.

With its rich character, beautiful surroundings, and excellent transport links, Shepherdswell is an ideal location for families, professionals and those seeking a peaceful village lifestyle within easy reach of the coast and city.

Agent's Note: This property is steel framed and we suggest the purchaser speaks to their lender before making an appointment to view due to it being non standard construction.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 4/9/25





Hazling Dane, Shepherdswell

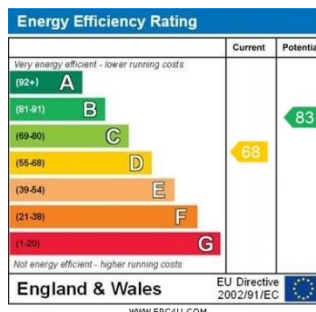
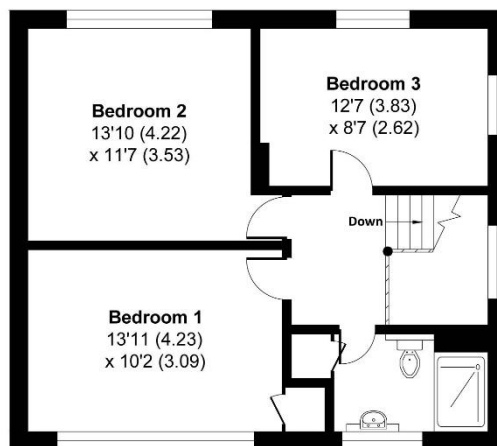
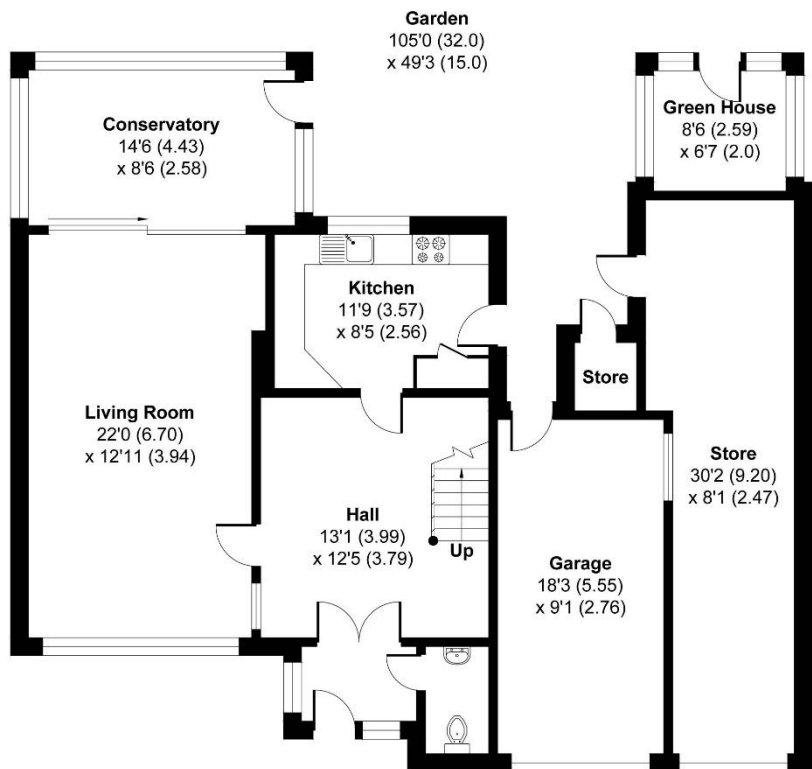
Approximate Gross Internal Area = 119.49 sq m / 1286.18 sq ft

Store & Green House = 26.22 sq m / 282.23 sq ft

Garage = 15.32 sq m / 164.90 sq ft

Total = 161.03 sq m / 1733.31 sq ft

For identification only - Not to scale



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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