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GUILDCREST ESTATES

Sandwich Road, Whitfield, Dover
CT16 3RN

Offers over £650,000

Mulberry Mews – An Exceptional Four-Bedroom Countryside Home

Set behind private gates on the edge of Whitfield village near Dover, Mulberry Mews presents an exclusive collection of four executive homes surrounded by beautiful rolling countryside.

Designed with exceptional attention to detail, each residence blends contemporary elegance with sustainable living. A timeless exterior of red brick and refined weatherboarding, complemented by dark-framed windows, feature lighting, and block-paved driveways, creates a distinguished and harmonious architectural statement.

This four-bedroom, two-storey home offers spacious, light-filled interiors designed for modern family living. The welcoming hallway with built-in storage leads to an impressive open-plan kitchen and dining area, featuring quartz worktops, a central island, premium integrated appliances, and a discreet utility room set within shaker-style cabinetry. Bi-fold doors open to the garden, inviting in natural light and peaceful countryside views.

The ground floor also includes underfloor heating throughout, a bright living room, dedicated study, cloakroom, and integral





garage with underfloor heating and natural light.

Upstairs, four generous bedrooms provide calm and comfort. Bedrooms 1 and 2 each feature luxurious ensuites, while Bedrooms 3 and 4 offer bespoke fitted storage. A stylish family bathroom with designer tiling, illuminated mirrors, and premium finishes completes the layout.



The private garden features both lawn and patio areas, enclosed for seclusion and relaxation. An energy-efficient air source heat pump ensures modern comfort with reduced running costs. The property also had underfloor heating on the ground floor.

Perfectly positioned, Dover Priory station is just 3 miles away, offering high-speed rail to London in just over an hour. Easy access to the A2/M2, Channel Tunnel, Canterbury, and nearby coastal towns ensures superb connectivity.





GUILDCREST ESTATES

Key Features

- Limited Summer Offer (T&C's Apply)
- Service Charge £750 P.A
- 4 Bedroom
- 3 Bathrooms
- 2 Reception Rooms
- Lawned/Paved Gardens
- Driveway & Garage
- Eco House
- Gated Development
- Aardvark Homes Ltd

Important Information

Freehold

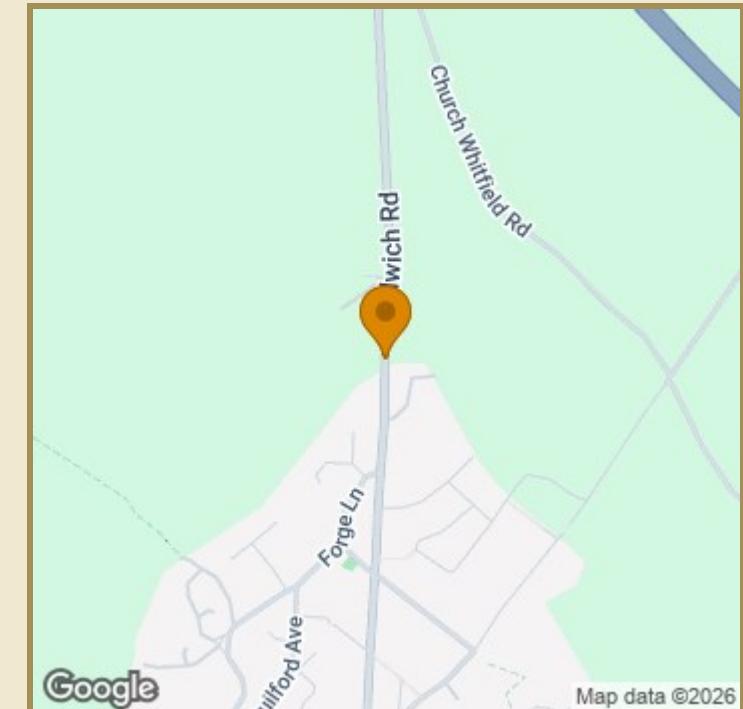
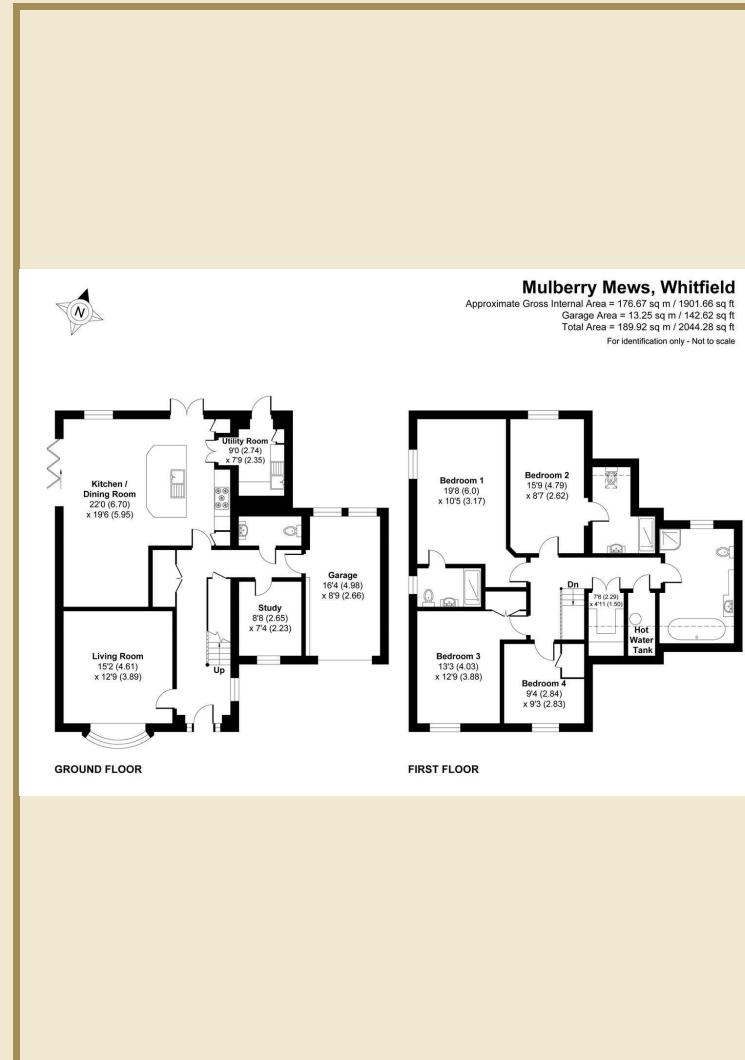
House - Detached

1901.00 sq ft / 176 sq m

Council Tax Band New Build - rate not available

EPC Rating B

£650,000



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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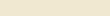
24 Lower Bridge Street, Canterbury, Kent CT1 2LG



PROTECTED



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