



THE COTTAGE  
NEWCASTLE LANE, EWELL MINNIS, KENT CT15 7DY



**Lambert  
& Foster**

DOVER 4.7 MILES | FOLKESTONE 6.7 MILES | M20 JUNCTION 13 7.7 MILES

### THE COTTAGE, NEWCASTLE LANE, EWELL MINNIS, DOVER, KENT CT15 7DY

This pretty two bedroom detached flint cottage requiring refurbishment and presenting an opportunity for extending, subject to the necessary planning permissions. Mature gardens to front and rear.

GUIDE PRICE £390,000 FREEHOLD



#### SITUATION

The Cottage is located on the immediate outskirts of the village of Ewell Minnis, which is conveniently located midway between Folkestone and Dover on the Downs, adjacent to the Alkham Valley. Ewell Minnis enjoys a rural setting but with easy transport connections to the A2 to the north, and A20/M20 to the south.

#### DESCRIPTION

An attractive 2 bedroom, detached flint and brick cottage with mature gardens to front and rear. The cottage requires refurbishment and presents an opportunity for extending, subject to the necessary planning permissions. The accommodation is described in more detail as follows:

Partly glazed entrance door leads directly into the Sitting Room with windows overlooking the front gardens, open fireplace fitted with solid wood burning stove supplying hot water and heating. Cupboard understairs. Inner hallway leads through to Kitchen/Breakfast Room with views over the rear garden. Fitted with wall and base units, composite worksurface with sink inset. Space and plumbing for washing machine and dishwasher. Electric oven with extractor hood over.

Outside The gardens are a particular feature of this property and are traditionally planted with a mixture of shrubs including Hydrangea, Roses, Fuchsia and Buddleia. There are areas of lawn to the front and rear with more mature trees and planting. Concrete coal store and outhouse are sited to the rear of the property.

## FLOORPLANS

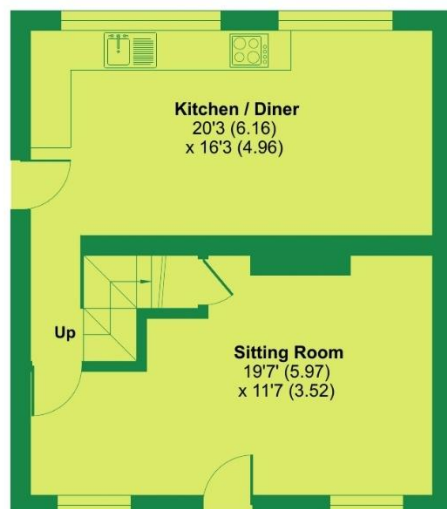
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



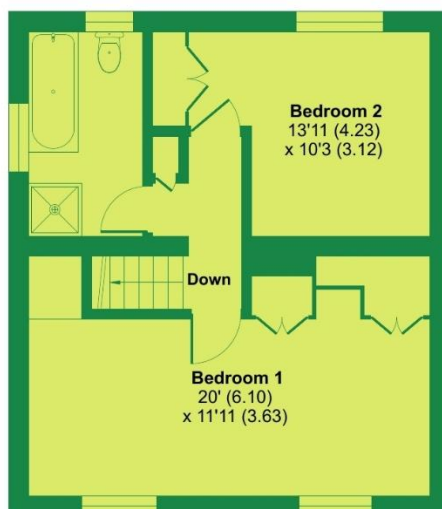
### The Cottage, Ewell Minnis, Dover, CT15 7DY

Approximate Area = 914 sq ft / 84.9 sq m  
Outbuildings = 24028 sq ft / 2232.2 sq m  
Total = 24942 sq ft / 2317.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

**DIRECTIONS:** The postcode of the property is CT15 7DY. The What3Words location is: ///arrive.tickling.decreased

**VIEWING:** By appointment only. **Paddock Wood Office:** 01892 832325. Option 3. Contact Antonia Mattinson or Alan Mummery.

**TENURE:** Freehold

**METHOD OF SALE:** The Cottage is offered for sale by Private Treaty.

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Solid wood burning stove.

### BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Dover District Council, White Cliffs Business Park, Dover CT16 3PJ. Telephone 01304 821199.

**COUNCIL TAX:** Band D **EPC:** F with the potential of C

**DESIGNATIONS:** All of the property is situated within the National Landscapes Area (formerly Area of Outstanding Natural Beauty)

**FLOOD & EROSION RISK:** (Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert & Foster Ltd. REF: 1488700

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