



Homefield Row, Church Lane, Deal, CT14 9XG

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Homefield Row

Church Lane, Deal, CT14 9XG

Guide Price £385,000

Freehold

Nestled on the outskirts of the charming village of Sholden, Deal, this striking modern family home presents a rare combination of style, space, and convenience. Thoughtfully designed to cater to a variety of family needs, it offers a well-planned layout with versatile living areas and contemporary finishes throughout.

Upon entering the ground floor, you are welcomed by an inviting entrance porch, perfectly suited for storing coats and muddy footwear. The former garage has been skilfully converted into a flexible space, ideal for use as a dining room or home office. The bright and airy living room features a large bay window that fills the space with natural light, creating a warm and welcoming atmosphere. At the rear of the property, the modern fitted kitchen stands out with its sleek design, complete with an island breakfast bar. Adjacent to the kitchen is a dedicated utility/laundry room, thoughtfully equipped with a convenient WC. A charming Edwardian-style roof conservatory overlooks the rear garden, providing a serene setting to relax or entertain.

The first floor features three well-proportioned bedrooms, two of which benefit from the added comfort of air-conditioning. Completing the upper level is a sleek, modern three-piece family bathroom, thoughtfully designed with contemporary fixtures and finishes.

Externally, this remarkable home boasts a sunlit lawn garden complemented by a patio seating area, perfect for outdoor gatherings. Gated side access leads to a spacious block-paved driveway that comfortably accommodates two to three vehicles, enhancing both practicality and curb appeal.



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

Ground Floor

Porch	
Entrance Hall	
Dining Room/ Study	2.34 x 4.83
Living Room	4.01 x 4.95
Kitchen/ Breakfast Room	4.01 x 4.95
Utility Room	2.41 x 3.30
WC	
Conservatory	2.69 x 2.77



First Floor

Bedroom 1	3.99 x 4.93
Bedroom 2	2.69 x 4.95
Family Bathroom	
Bedroom 3	2.39 x 4.06



External

- Front Garden
- Driveway
- Rear Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band D (Dover District Council)

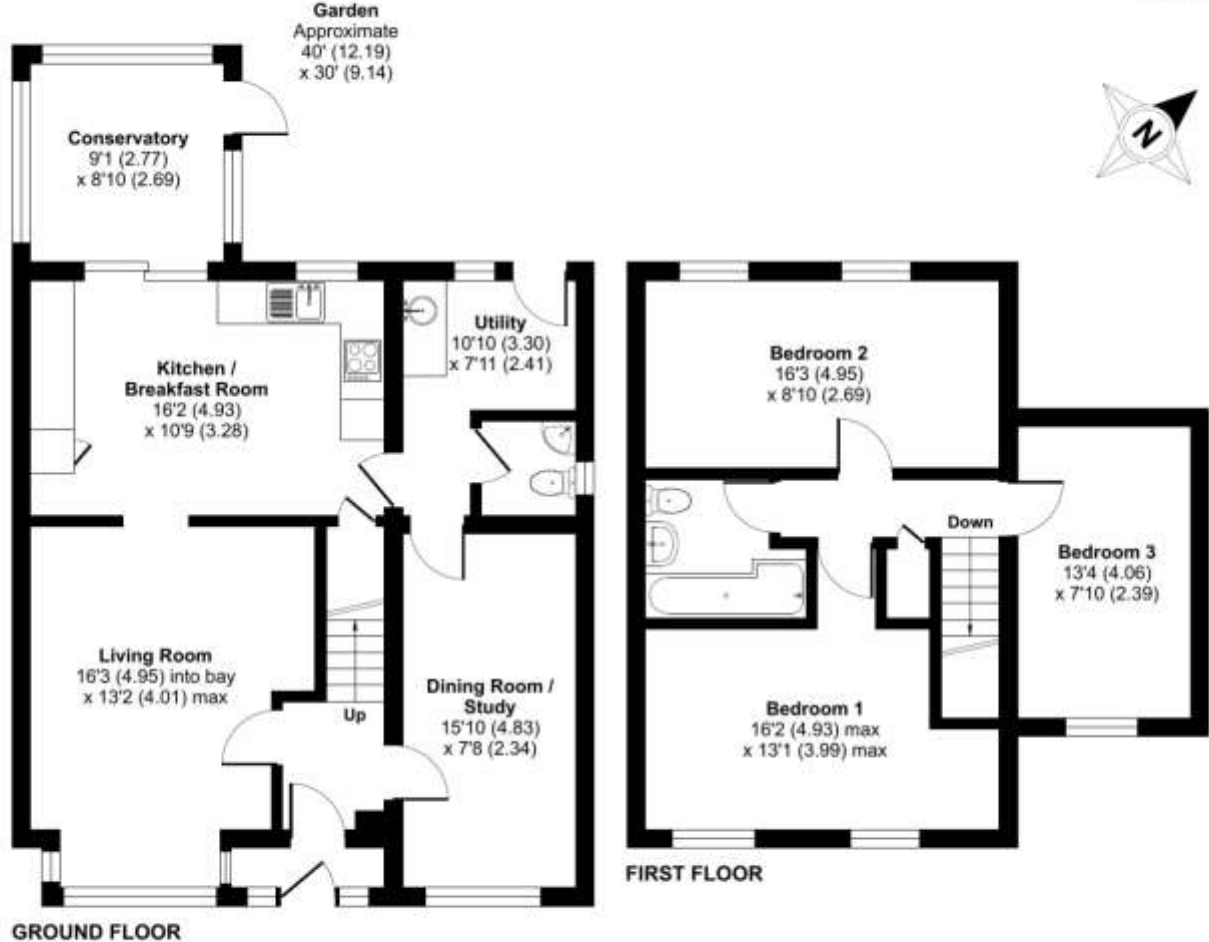
Energy Rating: Current 47 | E. Potential 76 | C.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 1297 sq ft / 120.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Finn's REF: 996943

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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