



The Street, West Hougham, Dover, CT15 7AZ

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The Street

West Hougham, Dover, CT15 7AZ

Guide Price £975,000

Freehold

Situated on The Street in the rural village of West Hougham, this exceptional Grade II listed Georgian country house is a rare and significant offering, set within approximately 1.8 acres of private and beautifully landscaped grounds. The property has been carefully maintained while retaining a wealth of original features, including high ceilings, sash windows, and elegant reception spaces. Offered to the market chain-free, with extensive accommodation, outbuildings (barn & stables), and significant further potential.

To the front of the property are two impressive principal reception rooms, comprising a drawing room and a formal dining room, both featuring sash windows and focal fireplaces. The sunny sitting room is situated to the back of the property. The kitchen is positioned to the rear and is fitted with units, ample work surfaces and storage, complemented by a walk-in larder. In addition, the property offers a substantial cellar comprising three individual rooms. A rear glass porch provides a practical utility area, while a downstairs WC completes the ground floor accommodation.

To the first floor, a central landing provides access to four well-proportioned double bedrooms, as well as a large roof void accessed via a fixed staircase offering significant storage or conversion potential (subject to the necessary consents).

Externally, the property is set within approximately 1.8 acres of mature and well-maintained grounds, featuring extensive lawns, established tree lines, hedging, flower beds and carefully considered landscaping throughout. A swimming pool is also located within a walled and hedge-enclosed area to the side of the property, currently requiring refurbishment but offering excellent potential for reinstatement.

To the rear of the grounds is a fenced paddock area with direct access from the main gardens, well suited to equestrian or lifestyle use.



West Hougham is a small and peaceful rural village situated within easy reach of Folkestone & Dover and the surrounding East Kent countryside. The area is characterised by open farmland, rolling landscapes and a strong sense of rural seclusion, while remaining conveniently positioned for access to Dover, with its mainline transport links, shopping facilities and seafront amenities. The historic cathedral city of Canterbury is also within comfortable driving distance, offering a wider range of cultural, educational and commercial facilities. This combination of countryside living and accessibility makes the location particularly desirable for those seeking space, privacy and heritage in a well-connected setting.



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

Lower Ground Floor

Cellar

Ground Floor

Dining Room	3.99 x 5.56
Drawing Room	4.69 x 5.14
Kitchen	5.03 x 5.25
Living Room	3.99 x 5.73

First Floor

Bedroom 1	4.46 x 4.67
Bedroom 2	3.92 x 4.64
Bedroom 3	4.76 x 5.46
Bedroom 4	2.83 x 5.51



External

Gardens & Outbuildings

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

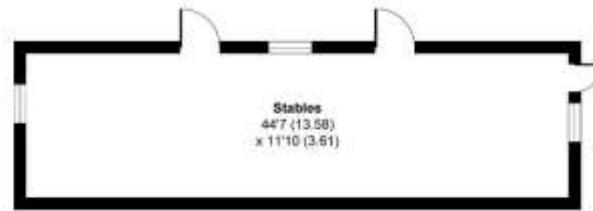
Council Tax: Band G (Dover District Council)

Agents' Notes: This property is Grade II Listed. List entry no. 1363384.

Viewing by appointment only: Finn's Sandwich
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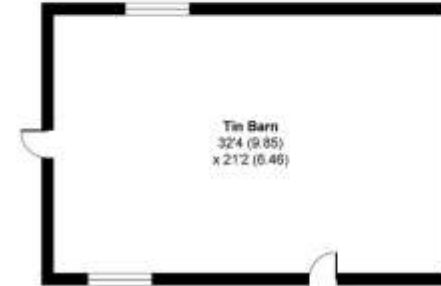
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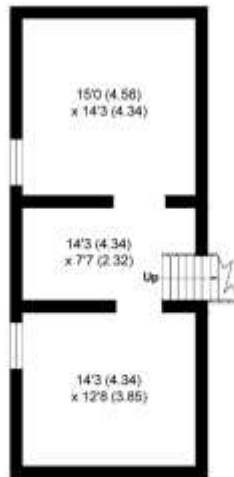
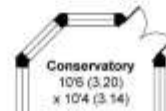


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Approximate Gross Internal Area = 276.65 sq m / 2977.83 sq ft
 Cellar = 49.30 sq m / 530.66 sq ft
 Outbuilding = 193.66 sq m / 2084.54 sq ft
 Total = 519.61 sq m / 5593.03 sq ft
 For identification only - Not to scale



OUTBUILDINGS



CELLAR

GROUND FLOOR

FIRST FLOOR

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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