



ST MARGARET'S-AT-CLIFFE
Guide Price £575,000 Freehold



The Mews
High Street
St Margaret's-at-Cliffe
CT15 6AT

SITUATION

St. Margaret's-at-Cliffe is a well-known and much sought-after village located in East Kent. The village itself offers everyday amenities that includes a local store and newsagents, post office, doctors' surgery, and the beautiful Grade I listed Church of St Margaret's. Public houses and many restaurants are in and around the area.

The nearby St. Margaret's Bay cliff tops enjoys panoramic views out over the English Channel and the bay itself is perfect for swimming, sailing and fishing, with the neighbouring countryside a designated Area of Outstanding Natural Beauty which offers wonderful walks and cycle paths.

Recreation facilities around the area includes swimming pools and sports centres, a good selection of golf courses including Princes at Deal and the prestigious Royal St Georges at Sandwich which are within easy reach.

The village also has a well-regarded primary school and the neighbouring towns offer a good choice of secondary and grammar schools can be found in Sandwich and Canterbury along with a good selection of colleges and universities.

Connection is good with A2 linking into the M20, M25 and M2 motorway network. Mainline railway stations can be found in Dover, Deal, Sandwich and Canterbury, which operates the high-speed train into London St Pancras. The Port of Dover and the Channel Tunnel terminal at Folkestone, offer services to the continent and are both easily reached.



DESCRIPTION

The Mews is a stunning three-bedroom detached character cottage, which has recently been renovated to a particularly high standard and specification.

Construction is attractive white weatherboard façade and sash windows, black composite entry door with pitched hood under slate tiled roof.

The property forms part of three cottages situated in a walled courtyard setting, ideally located in the heart of the pretty and sought-after village of St Margaret's-at-Cliffe.

FEATURES

- Entrance hall, stairs to first floor.
- Sitting/dining room, sash windows, attractive feature fireplace, stylish flooring which features in the dining area.
- Study.
- Kitchen/breakfast room, beautifully fitted with a range of base and wall mounted cabinets, some glass fronted for display, rangemaster cooker with induction hob, extractor, Caple fridge/freezer, Neff dishwasher, and wine fridge. There is also a central island with breakfast bar complemented with high quality quartz worksurfaces.
- Utility/WC, integrated washer dryer and boiler which supplies central heating and hot water.
- Boot room and rear porch, gives access to the garden.
- First floor, landing.
- Master bedroom, double aspect.
- En-suite shower room.
- Walk in dressing room.
- Two further double bedrooms.
- Family bathroom, modern and stylish.
- Gardens, parking.



OUTSIDE

The property is accessed off Cripps Lane onto a forecourt which provides allocated parking.

To the front of the property is gravelled with slate chippings stone boarders, and gives access to the front entry door and gardens.

The side courtyard garden is mainly a mix of paving stones, shingle and lawn, with an attractive flint and brick boundary wall, perfect for alfresco dining.

VIEWINGS

Strictly by appointment through Whitney Homes
E: info@whitneyhomes.co.uk T:01303262853

PROPERTY INFORMATION

Services: Main water, gas, drainage and electricity.

Local Authority: Dover district Council
Council Tax Band; TBA

AGENTS NOTE

The property is not a listed building but falls within the curtilage of listed buildings and therefore certain condition may apply.

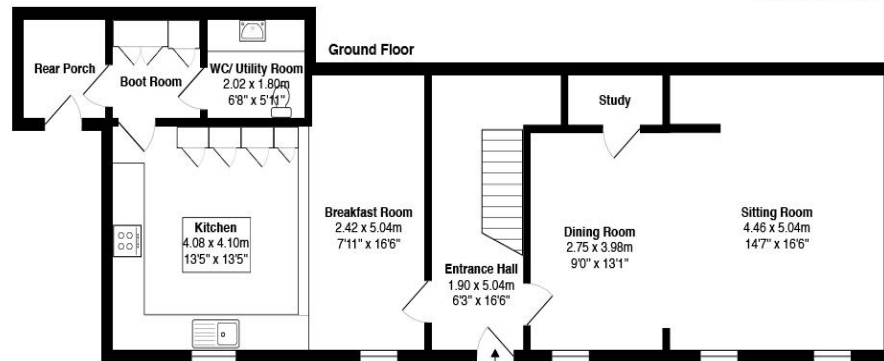


The Mews, St Margaret's at Cliffe
Total Area: 149.8 m² ... 1613 ft²



First Floor

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
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