



ST MARGARET'S-AT-CLIFFE
Guide Price: £195,000 Freehold

Driftwood
High street
St Margaret's-at-Cliffe
CT15 6AT

Description

Driftwood is a charming semi-detached character cottage which forms one of three properties set in a walled courtyard setting in the heart of the desirable and well-regarded village of St Margaret's-at-Cliffe.

The cottage has been sympathetically designed and renovated to an extremely high standard and specification.

Construction is a striking white cladded weatherboarded façade with attractive sash windows and doorcase with hood, under slate tiled roof.

Internally, the open plan sitting/dining kitchen has stylish engineered oak flooring, which sweeps through to the kitchen area, and includes an attractive range of base and wall mounted cabinets, some glass fronted for display, with integrated appliances to include an induction hob, electric oven, extractor, dishwasher, fridge/freezer and washing machine, complemented with composite work surfaces. Also on the ground floor is the beautifully fitted shower room.

To the first floor and landing opens through to the double aspect bedroom with views towards the church.

Outside

To the front of the property is small lawned garden area, allocated parking space and car charging point.



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 to include a local store and newsagents, post office, doctors' surgery, a well-regarded primary school and the beautiful Grade I listed Church of St Margaret's.

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

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

Connections are also good with A2 linking into the M2, M25 and M20 motorway network. Mainline railway station can be found in Dover, 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.



Property Information

Local Authority: Dover District Council

Council Tax Band: TBA

Services: Mains water, gas, electricity and drainage.

Agents Note:

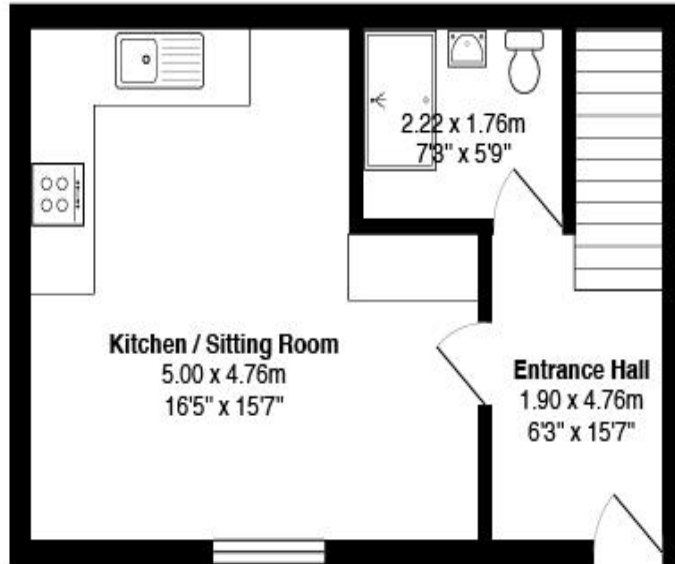
The property is not a listed building but falls within the curtilage of listed buildings and therefore certain condition may apply.



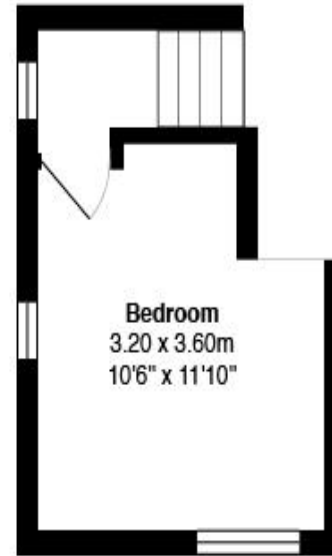


Drift Wood, St Margaret's at Cliffe

Total Area: 46.5 m² ... 501 ft²



Ground Floor



First Floor

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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.

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