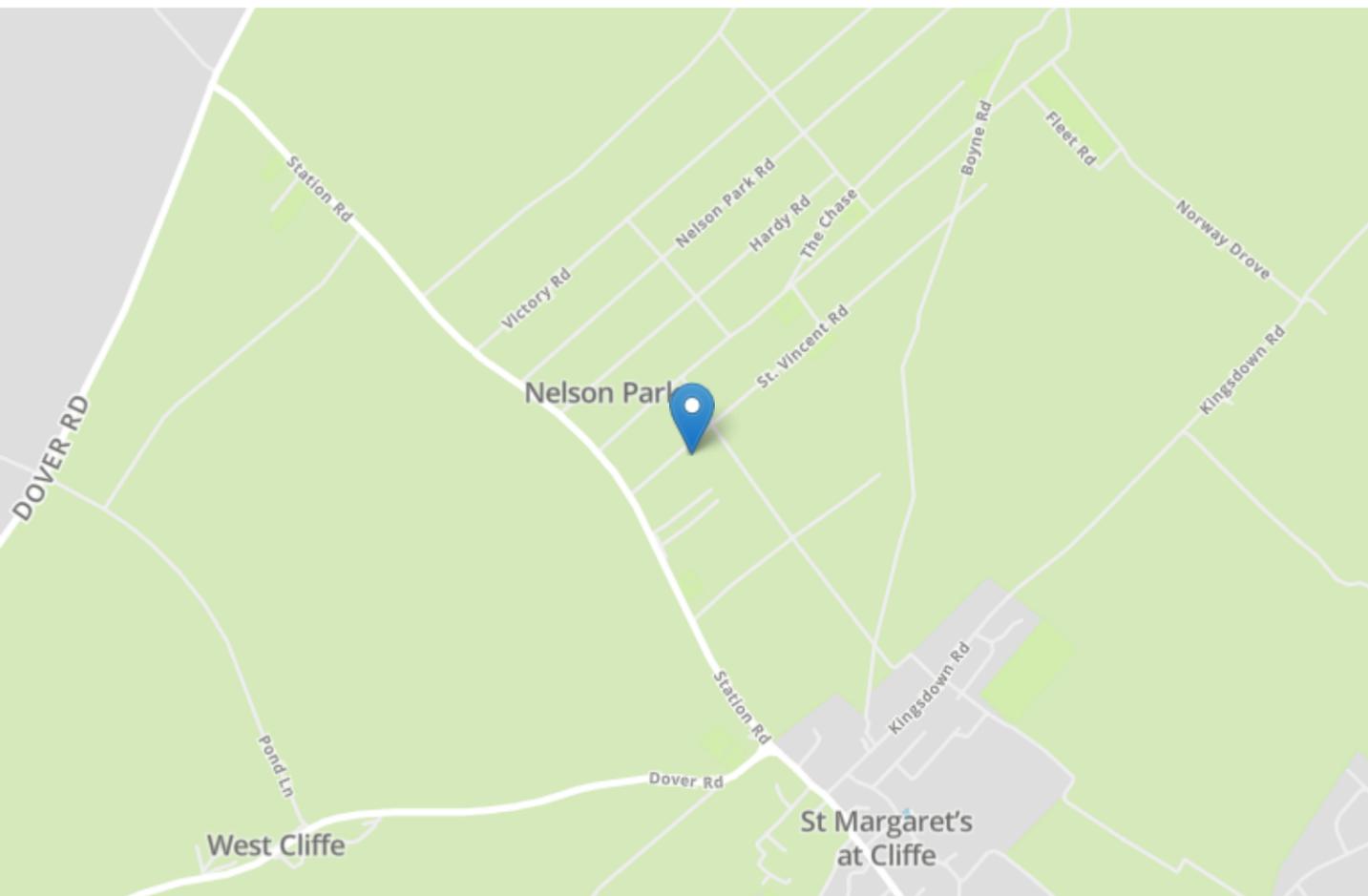


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Woodstock St Vincent Road

ST MARGARETS-AT-CLIFFE, Dover
CT15 6ET

£550,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Guide Price £550,000 - £575,000 | Wonderful Four-Bedroom Detached Family Home With Conservatory | Study | Family Bathroom | Garage & Off Street Parking | Summer House | Solar Panels & Spacious Garden. Located in the highly desirable village of St. Margaret's at Cliffe, this four-bedroom detached family home offers generous and flexible living space in a peaceful coastal setting. Beautifully presented throughout, the property features a modern fitted kitchen, double glazing, and gas central heating. The ground floor includes a conservatory, downstairs toilet, and a dedicated study-ideal for home working or extra living space. Externally, the property boasts a spacious, sunny rear garden complete with a decked area, perfect for outdoor dining and entertaining. Additional highlights include a garage, off-road parking, solar panels, and a delightful summer house. This is a rare opportunity to own a well-appointed family home in a prestigious village, just moments from scenic coastal walks, local amenities, and excellent transport links. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

WC

Lounge/Dining Room

22' 11" x 11' 11" (6.99m x 3.63m)

Kitchen

16' 3" x 10' 6" (4.95m x 3.20m)

Conservatory

11' 1" x 7' 8" (3.38m x 2.34m)

Utility

Study

11' 5" x 9' 11" (3.48m x 3.02m)

Landing

Bedroom One

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Three

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Four

10' 8" x 10' 6" (3.25m x 3.20m)

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Garden

Summer House

8' 10" x 6' 10" (2.69m x 2.08m)

Garage

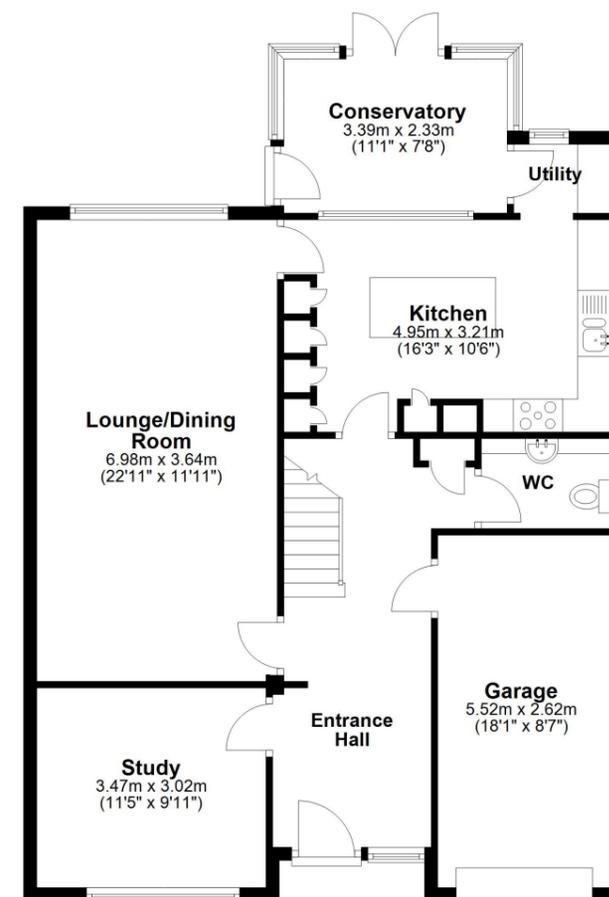
18' 1" x 8' 7" (5.51m x 2.62m)

Area Information

The village of St Margaret's at Cliffe offers local shopping, post office, doctor's surgery with pharmacy, newsagent/general store, health club with swimming pool, primary school and churches, whilst The Bay itself is sheltered for bathing, fishing, sailing etc. The cliff top to either side of The Bay is mainly in the care of the National Trust and offers some delightful walks. There are golf courses at nearby Kingsdown and Deal with St George's at Sandwich (the venue of the British Open). The Cathedral City of Canterbury offers an excellent shopping centre together with leisure interest, theatres and county cricket. Excellent links to the continent via the Port of Dover, the Channel Tunnel and Eurostar from Ashford and the high speed train to London (St Pancras), 75 minutes from Martin Mill station (approx. 2 miles).

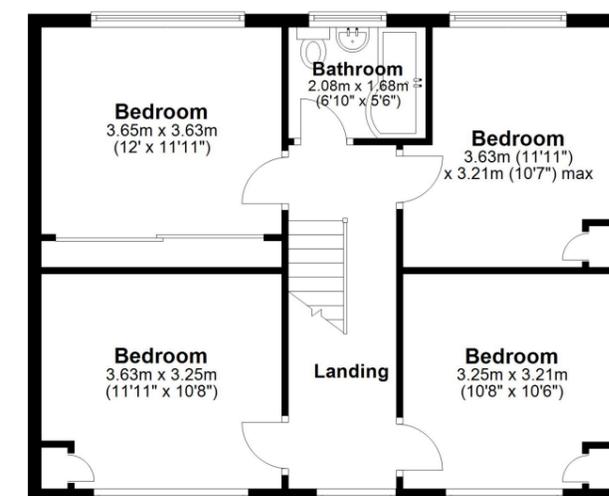
Ground Floor

Approx. 96.7 sq. metres (1040.9 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



Outbuilding

Approx. 5.6 sq. metres (60.3 sq. feet)

