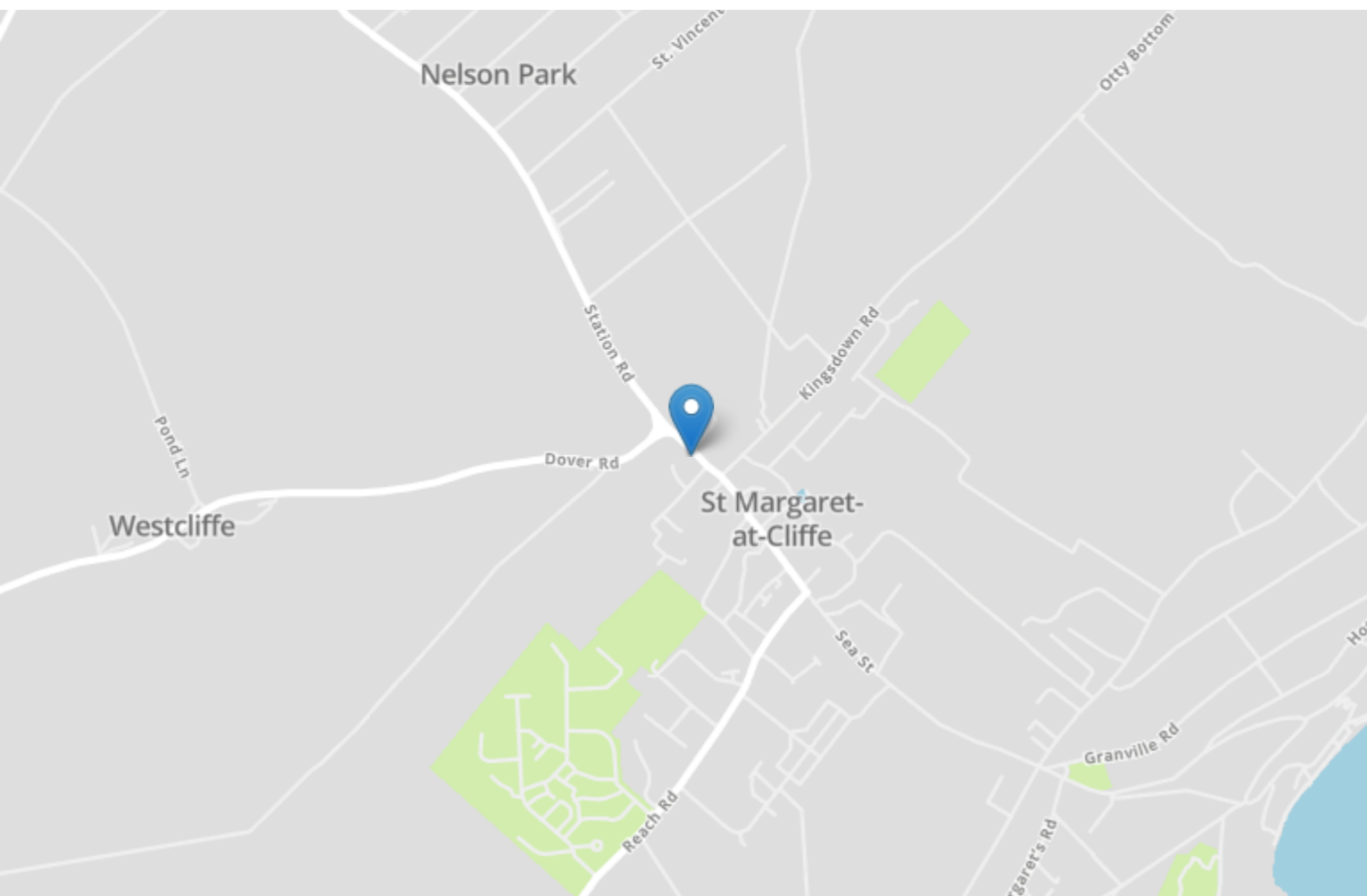


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Station Road

ST MARGARETS-AT-CLIFFE, Dover  
CT15 6AY

**£700,000 FREEHOLD**

Draft Details... Offers In The Region Of £700,000 | Stunning Five Bedroom Detached Family Home | Double Garage & Large Storage Area | Beautiful Open Plan Living - Ideal For Entertaining Family & Friends | Gym | En Suite | Study | Burnap + Abel are delighted to offer onto the market this fabulous five bed detached bungalow located in the highly sought after Station Road, St Margarets-At-Cliffe, Dover. This unique property has been fully renovated throughout and the accommodation boasts a large open plan lounge/kitchen/diner, five good size bedrooms and a wonderful family bathroom & en suite. Additional benefits include a double garage and driveway for multiple vehicles, large storeroom measuring 20'3" x 11'5", beautiful garden with a sheltered BBQ area, outbuilding with lighting/power that is being used as a gym, study, utility store room, panoramic media wall fire, Bi-fold doors, double glazing and electric heating. The village of St Margaret's offers local shopping, Post Office, Doctor's surgery, Newsagent/general store, Primary School and Church. 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 Cathedral City of Canterbury offers excellent shopping together with leisure interests, theatres and county cricket. Martin Mill Railway Station is nearby which is on the same line as the HS1 high speed link into London St. Pancras. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

Tiled floor, radiator and access to;

## Utility Store Room

Space for washing machine and tumble dryer. Wall mounted boiler and storage space.

## Kitchen

13' 7" x 10' 7" (4.14m x 3.23m) A beautiful modern fitted kitchen with a mix of wall and base units, integrated fridge, freezer, two ovens/grill/microwave, dishwasher and a hob with downdraft extractor. Double glazed windows.

## Dining Room

15' 8" x 10' 6" (4.78m x 3.20m) Spacious dining area with tiled floor, space for a table and chairs, double glazed window and door to side access.

## Lounge

18' 1" x 10' 6" (5.51m x 3.20m) A large lounge area with tiled floor, panoramic media wall fire, radiator and bifold doors to the garden.

## Study

7' 7" x 6' 3" (2.31m x 1.91m) Radiator and double glazed window. Can be used as an office or a playroom.

## Bedroom One

13' 3" x 10' 7" (4.04m x 3.23m) Large double bedroom with carpeted floor, double glazed window and door to the garden.

## En Suite

Beautiful modern en suite with a walk in shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## Bedroom Two

10' 7" x 9' 10" (3.23m x 3.00m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

10' 10" x 10' 7" (3.30m x 3.23m) Double bedroom with double glazed windows.

## Bedroom Four

10' 8" x 9' 6" (3.25m x 2.90m) Double bedroom with carpeted floor, radiator, double glazed window and door to the garden.

## Bedroom Five

10' 8" x 6' 9" (3.25m x 2.06m) Carpeted floor, radiator, double glazed windows and storage space.

## Bathroom

12' 9" x 6' 3" (3.89m x 1.91m) A beautiful bathroom with a freestanding bath, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## Garden

A lovely private and low maintenance rear garden with paved seating and artificial grass areas. Wonderful sheltered BBQ area and side access.

## Gym

14' 4" x 13' 0" (4.37m x 3.96m) A fantastic outbuilding with lighting and power. Currently being used as a gym but could be used as an office, games room, bar etc.

## Garage & Driveway

17' 7" x 17' 7" (5.36m x 5.36m) A fantastic double garage with lighting/power and a gated driveway with off street parking for numerous vehicles.

## Storeroom/Workshop

20' 3" x 11' 5" (6.17m x 3.48m) Large Storeroom/workshop and the vendor has informed us that you can fit medium sized cars through the doors.

## Area Information

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.

