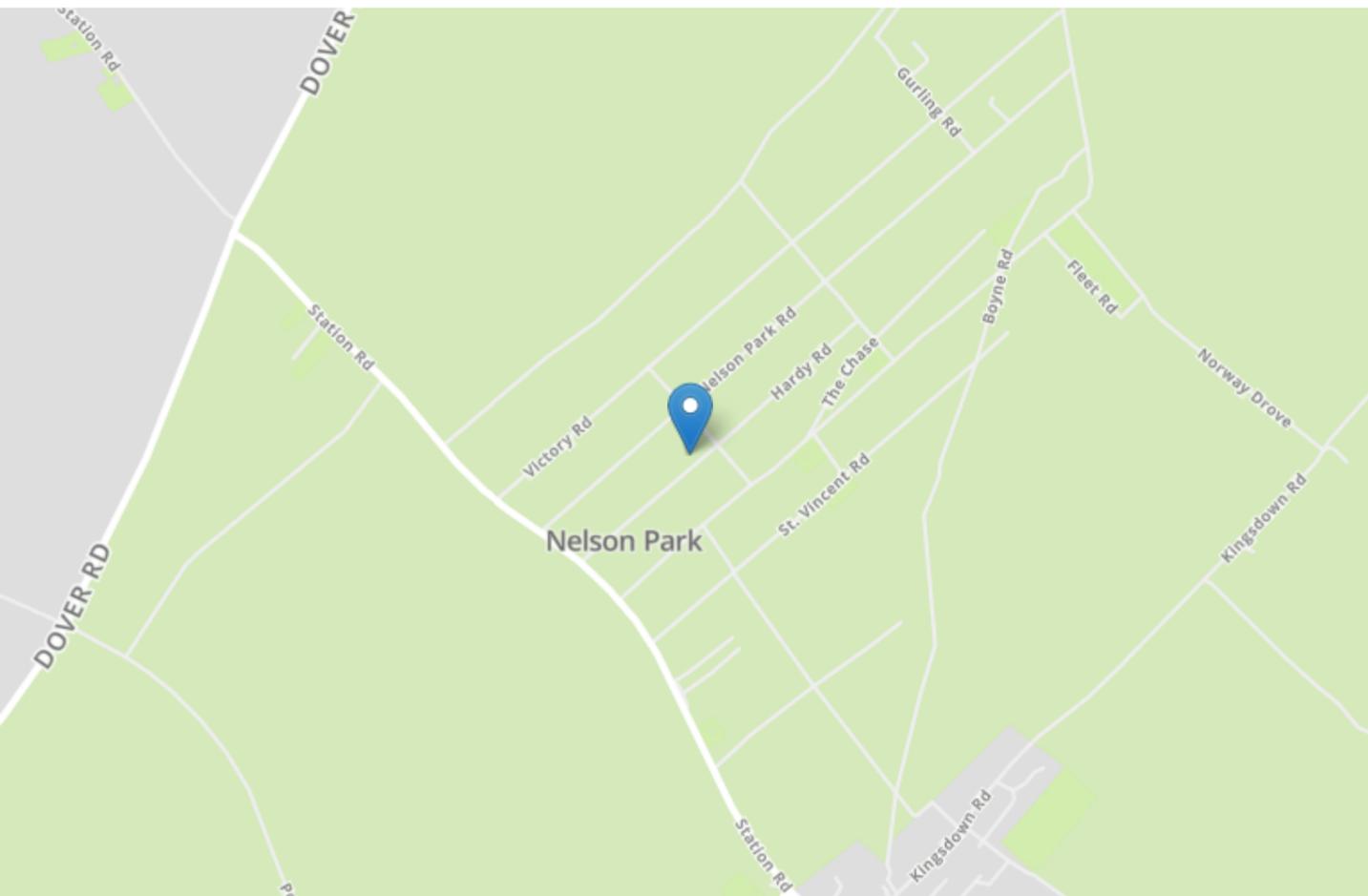


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Meonstoke Hardy Road

ST MARGARETS-AT-CLIFFE, Dover
CT15 6HH

£500,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £500,000 - £525,000 | Beautiful Four-Bedroom Detached Family Home—St Margaret's-At-Cliffe, Dover | Set in the highly sought-after St Margaret's-At-Cliffe, Dover, this stunning four-bedroom detached family home is presented in immaculate condition throughout and offers a wonderful combination of space, style, and tranquility. The spacious and thoughtfully designed accommodation includes a bright and welcoming lounge, a modern kitchen opening into the dining area, and a conservatory that seamlessly connects to the sunny rear garden – perfect for relaxing or entertaining. A utility room adds convenience, while one of the four bedrooms is located on the ground floor alongside a modern shower room, making it ideal for guests or multi-generational living. Upstairs, you'll find three further well-proportioned bedrooms and an additional stylish shower room. Outside, the property boasts a private sunny rear garden, a large garage, and a driveway providing ample parking. The home also benefits from double glazing and gas central heating, ensuring year-round comfort. Perfect for a growing family or anyone seeking a peaceful coastal location, this home offers the ideal blend of village charm and modern convenience. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

20' 0" x 11' 11" (6.10m x 3.63m)

Kitchen/Dining Area

19' 6" x 11' 2" (5.94m x 3.40m)

Utility

8' 3" x 5' 8" (2.51m x 1.73m)

Conservatory

11' 9" x 7' 2" (3.58m x 2.18m)

Bedroom Four/Office

8' 10" x 8' 2" (2.69m x 2.49m)

Shower Room

Bedroom One

15' 4" x 11' 1" (4.67m x 3.38m)

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom Three

10' 0" x 8' 4" (3.05m x 2.54m)

Shower Room

8' 3" x 5' 6" (2.51m x 1.68m)

Garden

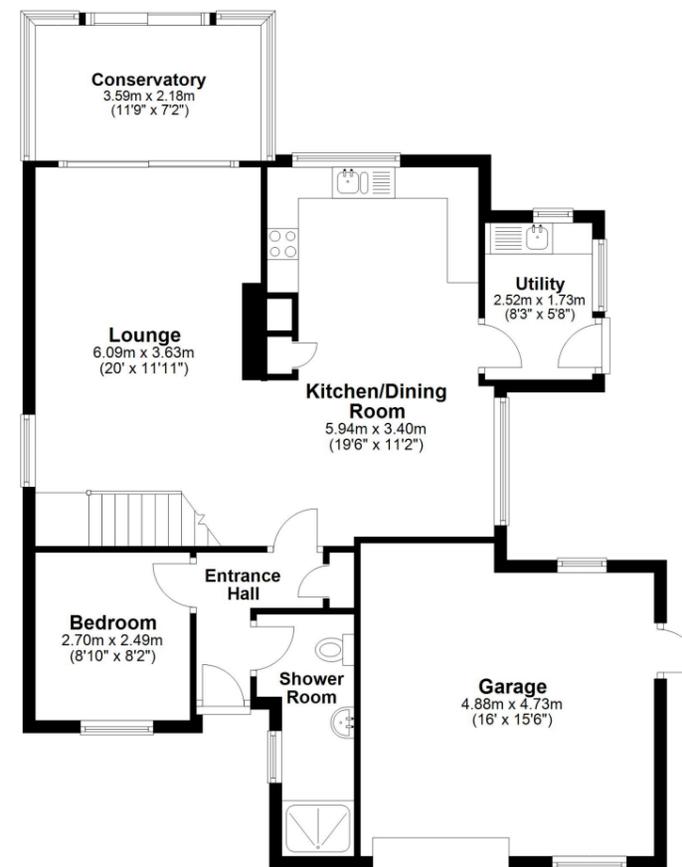
Garage & Off Street Parking

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. 95.5 sq. metres (1027.6 sq. feet)



First Floor

Approx. 55.3 sq. metres (594.9 sq. feet)

