



Sycamores 11 The Droveway  
St. Margarets Bay, CT15 6DH  
£750,000

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# Sycamores

11 The Droveway, St. Margaret's Bay

A stylish modern family home enjoying a secluded position in the sought-after village of St Margaret's Bay, designed for comfortable family living.

## Situation

Nestled quietly along a private slip road just off The Droveway, Sycamores enjoys a peaceful setting in the highly sought-after village of St Margaret's Bay. The area benefits from a variety of local amenities, including a general store, post office, nearby bus services, and a charming selection of pubs and cafe's. The surrounding countryside is a delight, with gently rolling hills, the iconic white cliffs of Dover, and the popular St Margaret's Bay beach, set within protected National Trust land, all just a short stroll away. For broader shopping, sporting, and leisure options, the nearby towns of Deal and Dover are easily accessible. Travel connections are excellent, with Dover Port offering regular continental services, and Martin Mill mainline railway station, just two miles away, providing access to the high-speed Javelin service to London St Pancras via Dover.

## The Property

Sycamores is a beautifully presented modern family home, built in 1995, offering light-filled, spacious accommodation throughout. The property features a dual-aspect sitting room with a large brick fireplace, seamlessly connected via an open archway to the dining room, presently used as a snug. Both rooms enjoy direct access through folding doors to the rear conservatory, which overlooks the garden while capturing delightful views across open fields. A central reception hall, with a turning staircase and feature arched window, provides an elegant focal point, with double doors linking to both reception rooms. The separate kitchen is fitted with modern cabinets, integrated appliances, complemented by a practical utility room located conveniently opposite and ground floor cloakroom. Upstairs, a generous galleried landing leads to three double bedrooms each with fitted wardrobes and a family shower room. The principal suite benefits from a walk-through dressing room and its own ensuite bathroom, creating a private retreat within the home.

## Outside

Approached via a private road, the property is accessed via a five bar gate and features a block-paved driveway providing ample off-road parking and a detached double garage with electric doors, power, and lighting. A convenient garden store adjoins the garage. The gardens are a true highlight, having been professionally landscaped to create a serene and inviting environment. At the front, a gazebo and a wildlife pond provide a focal point whilst steps lead to a paved walkway that gives access to both sides of the property, opening onto an elevated paved terrace enclosed by elegant stone balustrading. Further steps descend to the lower garden level, where uninterrupted views extend across open fields beyond.

## Services

All mains' services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

Current Council Tax Band: G

EPC Rating: C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

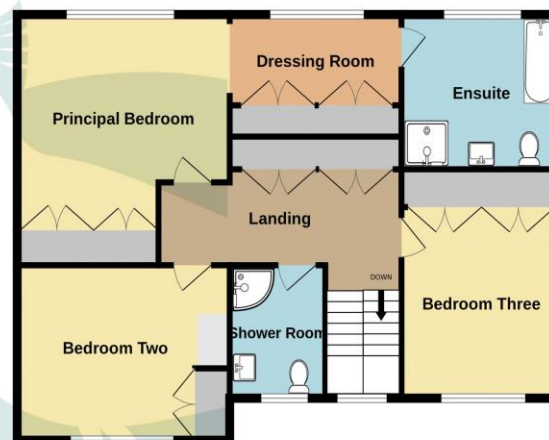


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First floor  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 2493 sq.ft. (231.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Reception Hall

12' 10" x 11' 6" (3.91m x 3.50m)

## Sitting Room

27' 2" x 14' 3" (8.27m x 4.34m) plus bay

## Dining Room

11' 8" x 11' 6" (3.55m x 3.50m)

## Conservatory

25' 0" x 11' 7" (7.61m x 3.53m) maximum

## Kitchen

11' 8" x 10' 8" (3.55m x 3.25m)

## Cloakroom

6' 4" x 3' 5" (1.93m x 1.04m)

## Utility Room

10' 8" x 8' 2" (3.25m x 2.49m)

## First Floor

## Principal Bedroom Suite

14' 9" x 10' 8" (4.49m x 3.25m) plus fitted wardrobes and recess.

## Dressing Room

11' 8" x 5' 9" (3.55m x 1.75m) to front of fitted wardrobes

## Ensuite Bathroom

10' 7" x 10' 0" (3.22m x 3.05m)

## Bedroom Two

13' 1" x 11' 2" (3.98m x 3.40m)

## Bedroom Three

11' 5" x 10' 9" (3.48m x 3.27m)

## Shower Room

8' 2" x 6' 5" (2.49m x 1.95m)

## Double Garage

19' 1" x 18' 10" (5.81m x 5.74m) maximum internal measurements.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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