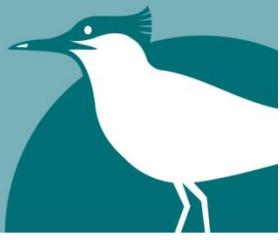




20 Kingsdown Road  
St. Margarets-At-Cliffe, CT15 6AZ  
£329,950

[colebrooksturrock.com](http://colebrooksturrock.com)





# 20 Kingsdown Road

## St. Margarets-At-Cliffe

A charming refurbished, modern house, beautifully presented in a peaceful village location, offered chain free.

### Situation

No: 20 is located midway along this pleasant residential no through road which continues into a foot/cycle path leading, as it suggests, to the picturesque village of Kingsdown. This quiet road is just off the centre of this sought after village which offers local amenities including a general store, post office, hairdressers and a selection of public houses and cafes. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its beach set amongst protected National Trust land, all just a stroll away. The larger towns of Deal and Dover to the north and south respectively offer a good choice of shopping, sporting and leisure facilities. The closest mainline railway station is at Martin Mill, approximately two miles away with links to the Javelin high speed service to London St Pancras.

### The Property

Built in 2010 by local builders, R.C.Claringbould, this modern, charming cottage style house has been improved further with a comprehensive refurbishment by the present owner. This includes a new kitchen, bathroom and ground floor cloakroom, underfloor heating to ground level and reconfiguration of the layout to create a more flowing living space. From a welcoming hallway with stairs to first floor is a ground floor cloakroom with vanity unit. Off to the left is the sitting room and through dining area with French doors into the garden. The bright kitchen has a range of white units with integrated appliances including an induction hob. On the first floor are three bedrooms and family bathroom with screen and shower appliance. Double glazed sash windows are to the

front and remote control Velux window to rear. New carpets are laid to this level and the stairs.

### Outside

A vehicular space to side provides off road parking and a gated access leads to the back garden. A useful shed is tucked away to the side and a court yard garden with South-east aspect is to the rear. This space is private and secluded as the garden walls have been extensively rebuilt ,capped with panel fencing. Tiered flower beds lie to the borders and the remainder is paved for easy maintenance.

### Services

All main services are understood to be connected to the property.

### Local Authority

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

### Current Council Tax Band: D

### EPC Rating: C

### Agents Note

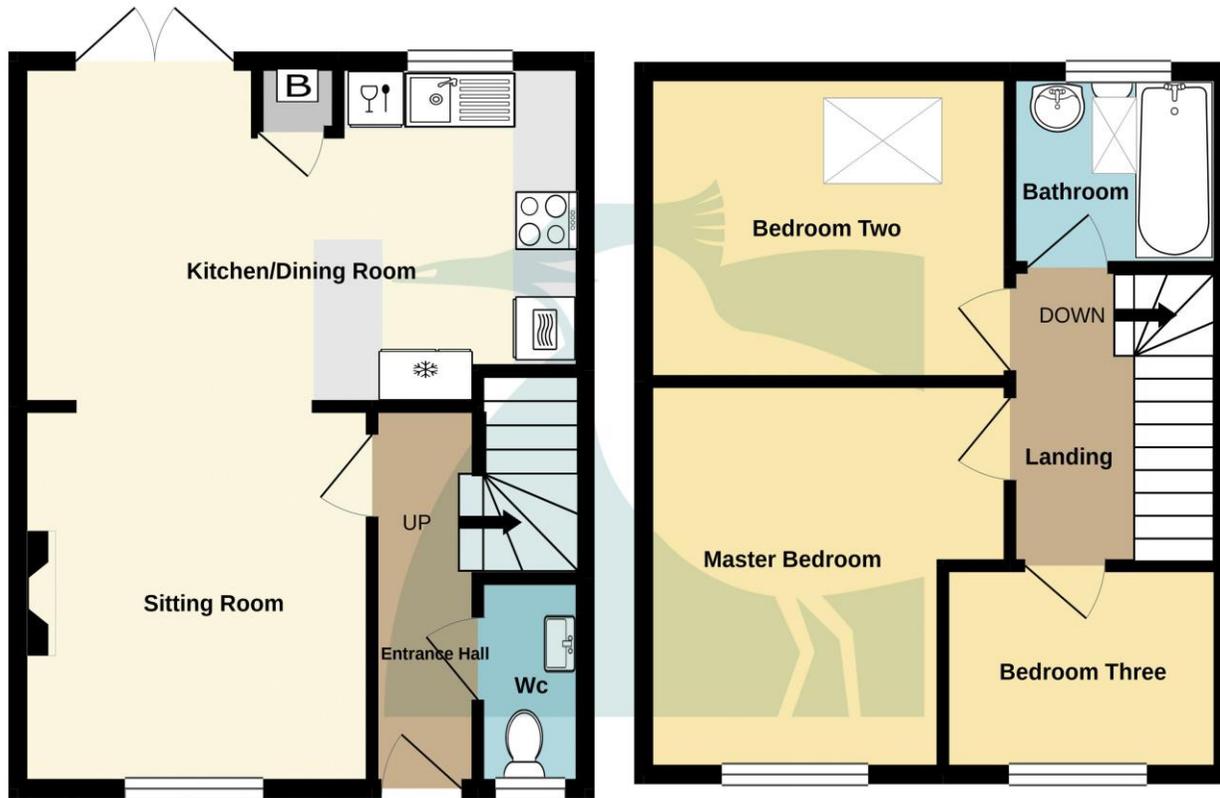
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 852212**

Ground floor  
388 sq.ft. (36.0 sq.m.) approx.

First floor  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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**Sitting Room**  
12' 8" x 10' 8" (3.87m x 3.25m)

**Kitchen/Dining Room**  
17' 9" x 9' 5" (5.40m x 2.86m)

**Cloakroom**  
6' 4" x 2' 6" (1.92m x .75m)

**First Floor**

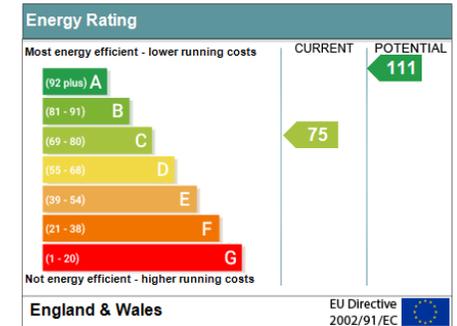
**Master Bedroom**  
12' 8" x 10' 9" (3.86m x 3.27m)

**Bedroom Two**  
10' 9" x 9' 5" (3.27m x 2.88m)

**Bedroom Three**  
8' 1" x 6' 3" (2.46m x 1.90m)

**Bathroom**  
6' 3" x 5' 6" (1.90m x 1.67m)

Address: 20 KINGSDOWN ROAD, ST. MARGARETS-AT-CLIFFE, DOV...  
RRN: 2797-3006-9205-1869-5204



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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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