



Kilconnor, Chapel Lane
St. Margarets-At-Cliffe, CT15 6BW
£355,000

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Kilconnor

Chapel Lane, St. Margarets-At-Cliffe, Dover

A beautifully presented semi-detached cottage, tucked away in the heart of this sought-after village, featuring a good-sized workshop with granted planning permission.

Situation

Chapel Lane is a charming winding lane running parallel to the high street within the village centre. St Margarets-at-Cliffe offers a local primary school, 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 beach which is surrounded by protected National Trust land. The larger towns of Deal to the north and Dover to the south, offer a good choice of shopping, sporting and leisure facilities. Dover port provides regular services to the continent, and the nearby mainline railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

Tucked away, Kilconnor is a handsome, semi-detached house with painted brick elevation to front and flint knap rear. This beautifully presented cottage has a welcoming homely atmosphere, simply and stylishly decorated, whilst also making the most use of the space provided. Improvements in recent years include sash double glazing and stable door, gas boiler, paved driveway and fencing and an overhaul of the electrics. Approached via an impressive entrance porch the cosy sitting room still has the fireplace as the focal point with a wood burning stove installed. The kitchen/breakfast room is situated at the rear, with shaker style fitted units, ceramic sinks, integrated cooking appliances and underfloor heating. A staircase from here leads down to a lower ground floor dining room with comprehensive lighting enhanced by a ground floor window. The first floor has back to back double bedrooms and a contemporary bathroom

with subtle light features.

Outside

The property is enclosed with panel fencing and a sliding timber gate to a block paved driveway for parking, leading to a good-sized workshop which has granted planning permission (DOV 21/01778) to be incorporated into the living accommodation to house a kitchen and shower room. To one corner is a seating area ideal for alfresco dining, adjoining a flat lawn and raised bed with an array of planting. Off the kitchen to rear is a paved courtyard garden measuring 20' 10" x 7' 1" (6.35m x 2.16m) widening to 10' 1" (3.07m).

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: B

EPC Rating: D

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**



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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Porch

5' 6" x 5' 1" (1.68m x 1.55m)

Sitting Room

12' 3" max x 10' 2" (3.73m x 3.10m)

Kitchen/Breakfast Room

14' 9" x 8' 1" (4.49m x 2.46m)

Lower Ground Floor

Dining Room

12' 9" inc staircase x 7' 7" (3.88m x 2.31m)

First Floor

Master Bedroom

10' 7" x 10' 1" (3.22m x 3.07m) plus fitted cupboards.

Bedroom Two

8' 7" x 8' 4" (2.61m x 2.54m)

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

Workshop

17' 10" x 9' 1" (5.43m x 2.77m) narrowing to 6' 8" (2.03m)

Score	Energy rating	Current	Potential
92+	A		119 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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