



3 Walnut Court High Street
St. Margarets-At-Cliffe, CT15 6AX
£375,000

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3 Walnut Court

High Street, St. Margarets-At-Cliffe

An immaculate, chain free, cottage and annexe set in the heart of this tranquil coastal village.

Situation

Walnut Court is situated on the high street in St Margaret's at Cliffe, occupying a wonderful location in the heart of the village. The locality offers a good array of amenities within walking distance, including a general store, post office, hairdressers and a selection of public houses and cafes. This picturesque village has a popular sheltered beach with a cafe and public inn, surrounded by protected National Trust land, gently undulating hills and the dramatic White Cliffs. The Harbour town of Dover lies to the South with an impressive marina and the charming town of Deal to the North offers a mix of traditional seaside vibe, coupled with independent shops and plenty of eateries. The A2 provides easy access to the motorway network and rail services from Martin Mill link to the Javelin high speed to London St Pancras. A convenient bus service runs to and from the village to the surrounding area.

The Property

Walnut Court, is a stylish conversion of a former workshop and bakery and has been the subject of an ambitious refurbishment project completed in 2016. Number 3 includes an annexe providing spacious, flexible and contemporary accommodation on two floors, with an emphasis on light open plan living. The sitting/dining room occupies the majority of the ground floor with light pastel colours, oak and underfloor heating. A well fitted kitchen with shaker style units, integrated appliances and access to the enclosed courtyard garden lies to rear and a cloakroom completes the ground floor accommodation. Natural light abounds the first floor with high ceilings throughout including the landing with Velux window and the three bedrooms. The family bathroom is spacious with attractive tiling and modern white suite. A separate front access leads to the annexe, a self contained

unit, suitable as a holiday cottage or addition to the family home with its own kitchen, shower room/WC and living room/bedroom.

Outside

Set back from the road with a block paved driveway is off parking for two vehicles and a single garage dedicated to this property. The small open plan garden lies to front whilst the rear courtyard is enclosed, laid to lawn with space for potted plants, table and chairs and pedestrian access.

Services

All mains services are understood to be connected to the property inclusive of gas central heating supplied to both the main house and annexe serviced from one boiler.

Local Authority

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

Tenure

Freehold

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 381155**

Ground floor
909 sq.ft. (84.5 sq.m.) approx.



1st floor
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting/Dining Room
19' 8" x 22' 1" (5.99m x 6.73m)

Kitchen
10' 11" x 7' 8" (3.32m x 2.34m)

Cloakroom
4' 7" x 3' 1" (1.40m x 0.94m)

Landing
8' 5" x 6' 6" (2.56m x 1.98m)

Master Bedroom
13' 4" x 10' 5" (4.06m x 3.17m)

Bedroom Two
10' 10" x 11' 3" (3.30m x 3.43m)

Bedroom Three
8' 5" x 7' 7" (2.56m x 2.31m)

Bathroom
5' 10" x 7' 0" (1.78m x 2.13m)

Garage
15' 11" x 8' 6" (4.85m x 2.59m)

Annex/Studio
9' 5" x 18' 5" (2.87m x 5.61m)

Kitchen (Annex/Studio)
5' 8" x 7' 10" (1.73m x 2.39m)

Shower Room (Annex/Studio)
5' 8" x 5' 5" (1.73m x 1.65m)

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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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