



Sea Winds

Lighthouse Road | St. Margarets Bay | Dover | Kent | CT15 6EJ

FINE & COUNTRY



Step inside

Sea Winds

Sea Winds is a very attractive modern residence located along a quiet and tranquil private cul de sac in St Margaret's Bay and is immediately available with no forward chain. The house is ideal as a delightful family home but could also be an excellent seaside holiday and weekend retreat as it offers beautiful countryside views. It has immediate 'kerb appeal' from the moment you first set eyes on the elegant exterior with its cream monocouche render, cathedral style upper windows and attractive front porch and is approached via a curved 'in and out' brick paved carriage driveway, flanked by a raised semi-circular flower bed and shrub borders, leading to the carport and the front door. This opens into the welcoming hallway with its tiled flooring and underfloor heating that flows through to the kitchen/breakfast room and utility room.

The property was renovated and extended in 2009/2010 and the current owners have enhanced the property even further providing flexible accommodation to suit a variety of needs and includes inset ceiling lighting and Roca and Grohe sanitaryware. Central to this home is the well-proportioned light and bright kitchen/breakfast room with French doors to the garden and a vast range of bespoke country style wood units and impressive quartz worktops incorporating a double oven, dishwasher and gas hob. The large central island has seating for seven where you can enjoy delightful views over the garden and countryside beyond. Adjacent to the kitchen is a utility room that leads to a very useful study.

There is a spacious sitting area with a raised modern Kalfire gas fire as a charming focal point and a wide open archway to the elegant dining room as well as multi-pane folding glass doors between the kitchen and the dining and sitting areas. When these are open it provides a delightful free flowing feel and gives friends and family plenty of space to circulate. At the same time, if you are hosting a dinner party, you can pop in the kitchen yet still be in contact with your guests. Also on the ground floor you will find a cloakroom, an understairs storage cupboard and an airy double bedroom with fitted cupboards and a large en suite shower room that is ideal for friends or family with limited mobility.

Upstairs there is a spacious galleried landing leading to an impressive, dual aspect main bedroom with a vaulted ceiling and views across the countryside to the village as well as over the front garden towards the sea and includes an impressive bathroom with a bath and separate shower. There is also a second dual aspect double bedroom, a family shower room and a well-appointed dressing room with fitted cupboards down both sides that could be used as a single bedroom. Additional storage is available in the attic that is boarded and includes power and lighting.

Outside there are even more interesting surprises. The rear garden backs onto fields and includes a large terrace with a mini wall and steps down to the lawn and shrub borders. It is ideal for al fresco meals or just relaxing and enjoying the views and includes outdoor lighting and an electronic awning. There is also a secondary terrace under a pergola so you can follow the sun all day and a courtyard style area leads to the garage with insulated, automatic doors and accessed via double wood gates at the end of the carport, providing privacy and security.

Adjoining the main terrace is a spacious, recently refurbished office with its own entrance door, power, heating and lighting as well as telephone lines and internet connections. This independent environment is perfect for working from home with no disturbance from activities in the house and, if you include a sofa bed, it makes an excellent extra bedroom when family or friends come to stay at Christmastime or for holidays. However, it could equally well be used as a playroom/bar and games room.





Seller Insight

“ We moved here permanently in 2019 having had a holiday home in St Margarets-at-Cliff for many years. We will continue to live in St Margaret's as we love the village and the surroundings but our future requirements have changed. This house is ideal whether we are spending time with family and friends or just working or relaxing on our own. The location is wonderful because it is so peaceful living along a private cul de sac that is maintained by the residents' association. St Margaret's provides everything you might need on a daily basis and includes a post office, village shop, doctor's surgery and a pub, while we have a bus stop at the end of the road with buses going to Dover and Deal. There are plenty of places to go for walks along the famous White Cliffs of Dover including a stroll to the South Foreland Lighthouse – the first ever lighthouse in the world to have electric light! While much of the surrounding land has been owned by the National Trust since 1974 so will never be built on.

The village also has a wide range of societies and clubs including bowls, tennis, cricket and football as well as a history and horticultural society and amateur dramatics. For youngsters there are scout, guide and brownie troops as well as two riding stables and a primary school rated Outstanding by Ofsted. While Dover, Folkestone, Sandwich, Thanet and Canterbury have excellent grammar schools, many rated Outstanding by Ofsted and top class private schools are also available in the surrounding towns.

It is not far from Dover and the Channel Tunnel for immediate access to the Continent and beyond, while the high speed train from Martin Mill mainline station can whisk commuters to St Pancras within about an hour and a quarter and even less from Dover Priory. It is only a short drive to the lovely town of Deal with its seafront, individual shops, historic pier, bars and restaurants while the City of Canterbury with its high street stores, independent shops, theatres, schools, universities and historic buildings is within easy reach. For golfing aficionados there is the Walmer and Deal golf club and slightly further afield are famous championship links courses including the Royal St Georges and Princes in Sandwich and Royal Cinque Ports at Deal. Sailing enthusiasts can enjoy their sport through the Royal Cinque Ports Sailing club out of Dover.

St Margaret's Bay has long been a magnet for famous names. Miriam Margolyes has a holiday home here while Lord Byron, Peter Ustinov, Noel Coward and Ian Fleming were among its past illustrious residents. Indeed it is said that '007' was named after the number of the local bus! When you visit the village, you can understand why these well-known luminaries picked this special place to spend time in. You can stroll down to the bay and enjoy a drink at the famous Coastguard Inn or wander into the village for a meal at The Smugglers or go slightly further afield to the Lantern Inn in nearby Martin. “*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:
 Martin Mill Station 2.1 miles
 Dover Priory 5.2 miles
 Dover Docks 4.9 miles
 Channel Tunnel 15.0 miles
 Gatwick Airport 84.8 miles
 Canterbury 20.3 miles
 Charing Cross 79.2 miles

By Train from Dover Priory
 St Pancras 1hr 4mins
 Canterbury East 16 mins
 Charing Cross 1hr 42 mins
 Victoria 1hr 30 mins
 Ashford International 26 mins
 Martin Mill to St Pancras 1hr 16mins

Leisure Clubs & Facilities

Post Office Village Shop 01304 852425
 The Deli 07512 672947
 Walmer and Kingsdown Golf Club 01304 373256
 Royal St. George's Golf Club 01304 613090
 Prince's Golf Club 01304 611118

Cinque Port Golf Club
 St. Margaret's Bowls and Social
 St. Margaret's Players
 History and Horticultural clubs
 Tennis, Cricket and Football Clubs
 Scouts/Brownies/Guides

Healthcare

Dr. Bahadur 01304 852291
 Penchester Health 01304 865577
 St. James' Surgery 01304 225559
 Kent and Canterbury Hospital 01227 766877
 Buckland Hospital 01304 222510

Education

Primary Schools:
 Charlton C. of E. Primary 01304 201275
 Deal Parochial C. of E. Primary 01304 374464
 St. Margaret's at Cliffe Primary 01304 852639
 Dover College (Junior) 01304 205969

Secondary Schools:

Dover Grammar (Boys) 01304 206117
 Dover Grammar (Girls) 01304 206625

01304 374007
 01304 853867
 01304 852975

St. Edmund's Catholic School
 Sandwich Technology School
 Sir Roger Manwood's Grammar
 Kings School, Canterbury
 Kent College
 St Edmunds
 Dover College
 Duke of York

Entertainment

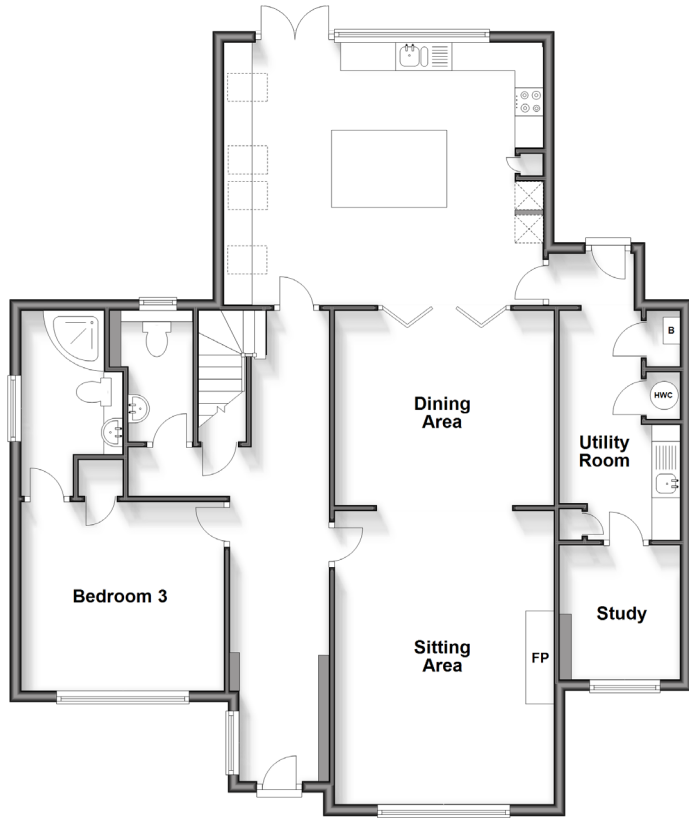
The Smugglers 01304 853404
 The Coastguard 01304 851019
 The Lantern Inn 01304 852276
 Whitecliffs Hotel and Restaurant 08007 569964
 Marlowe Theatre, Canterbury 01227 787787

Local Attractions / Landmarks

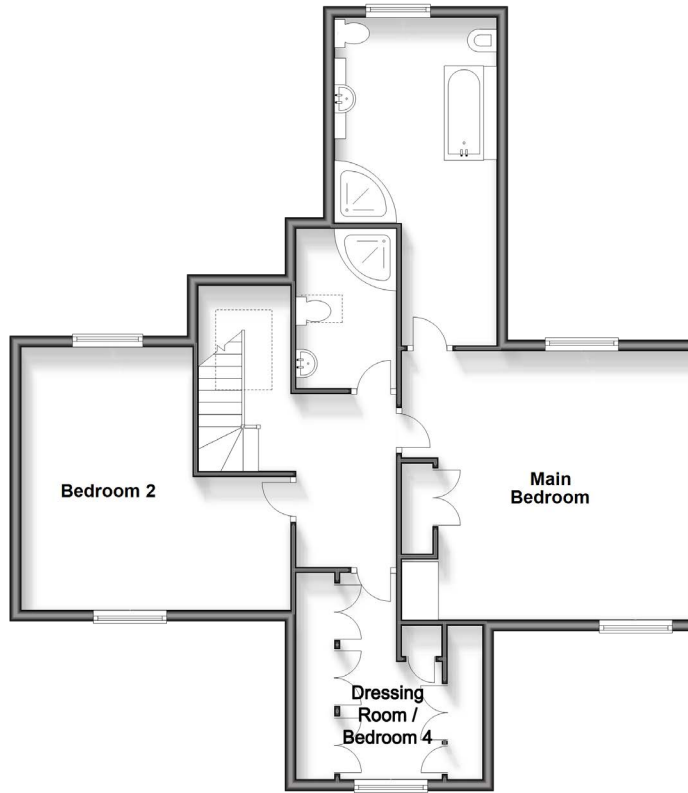
Pine Gardens and the Pines Calyx
 South Foreland Lighthouse
 The White Cliffs of Dover
 Walmer Castle and Gardens
 Dover and Deal castles
 Secret War Tunnels

01304 201551
 01304 610000
 01304 613286
 01227 595501
 01227 475000
 01227 763231
 01304 852639
 01304 245023

Ground Floor
Approx. 117.5 sq. metres (1265.1 sq. feet)



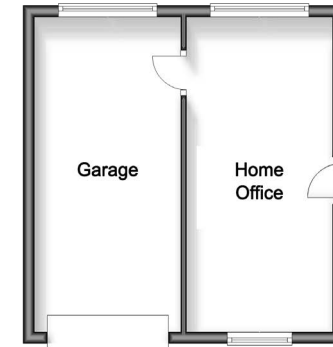
First Floor
Approx. 86.3 sq. metres (928.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

Outbuilding
Approx. 29.6 sq. metres (318.8 sq. feet)



GROUND FLOOR

- Entrance Hall
- Sitting Area 17'2 x 12'10 (5.24m x 3.91m)
- Dining Area 12'9 x 11'2 (3.89m x 3.41m)
- Kitchen/Breakfast Room 18'7 x 15'3 (5.67m x 4.65m)
- Utility Room 13'4 (4.07m) x 7'0 (2.14m) narrowing to 4'8 (1.42m)
- Study 7'9 x 7'0 (2.36m x 2.14m)
- Bedroom 3 11'1 x 10'11 (3.38m x 3.33m)
- En Suite Shower Room

FIRST FLOOR

- Landing
- Main Bedroom 15'6 x 14'8 (4.73m x 4.47m)
- En Suite Bath/Shower Room 19'1 (5.82m) narrowing to 12'3 (3.74m) x 9'4 (2.85m)
- Bedroom 2 15'10 (4.83m) narrowing to 10'1 (3.08m) x 15'5 (4.70m)
- Shower Room
- Bedroom 4/Dressing Room 7'0 x 5'10 into fitted wardrobes (2.14m x 1.78m)

OUTSIDE

- Rear Garden
- Front Garden
- Driveway

OUTBUILDING

- Garage 18'4 x 8'6 (5.59m x 2.59m)
- Home Office 18'3 x 8'8 (5.57m x 2.64m)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 31.07.2024





Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

