



Plot 1 The Heights
Station Road | St Margarets at Cliffe | Kent | CT15 6FE

FINE & COUNTRY

Step inside

Plot 1 The Heights

Located on the outskirts of St Margaret at Cliffe, this contemporary newly built four-bedroom detached property is delightful, with its exterior cedar cladding, mellow brickwork and contemporary front door. It is the first of four equally superb and technically advanced properties, that incorporate energy efficient features including heat pumps, situated in a small enclave adjacent to fields and woodland and approached along a driveway leading to a large, brick built double car port.

The front doors open into a spacious hall that has luxury, oak effect LVT flooring with underfloor heating that flows throughout the ground floor. There is a contemporary downstairs cloakroom and access to the 20ft dual aspect sitting room that has wide patio doors to the rear garden. However, the 'hub of the household' has to be the superb dual aspect family living space with its stunning kitchen area and plenty of room for seating and dining areas as well as two sets of wide patio doors to the garden providing easy access to the rear terrace and plenty of natural light.

The stunning kitchen features classy charcoal grey flat-fronted units and quartz worktops housing high end appliances including an induction hob, a built in oven and combi microwave as well as an integrated fridge freezer. There is also an impressive island/ breakfast bar with a sink, Quooker boiling water tap, dishwasher and wine fridge and where up to five people can sit and enjoy their morning coffee looking at the surrounding views. An adjacent fitted utility room has space and plumbing for a washing machine and tumble dryer as well as access to the plant room.

On the first floor there is a trendy family shower room with a vanity basin as well as two double bedrooms including the principal. This has a walk-in dressing room and a superb en suite bathroom with a contemporary bath and a vanity basin. There is also a door to the balcony where you can enjoy far-reaching views across the surrounding countryside. While, on the second floor, you will find a delightful family bathroom and two good sized double bedrooms under partially vaulted ceiling with Velux windows.

Outside a wraparound terrace and pathway is bordered by a large lawn that surrounds most of the property creating an easy to manage garden and plenty of space for kids to run around.







Seller Insight

“What the developer says: The property has been built to a very high standard and includes energy saving devices and technical advances. It is in a wonderful location with the adjacent countryside providing lovely views and places to go for walks, yet it is only a short distance to the main road for access to the A2 for Dover, Canterbury and London, the A20 for Folkestone and the Channel Tunnel and it is about a mile from the nearest train station at Martin Mill.

St Margaret at Cliffe provides everything needed on a daily basis and includes a post office, village shop, restaurants, an hotel and two pubs including the well-known Coastguard at St Margaret's Bay. There are a wide range of societies and clubs including bowls, tennis, cricket and football as well as a history and horticultural society, among many others. Not to mention the St. Margaret's players for those with a more theatrical bent. For the younger members of the community there are also very active scout, guide and brownie troops as well as two riding stables for equestrian enthusiasts.

For regular commuters trains from Martin Mill to St Pancras take just over an hour and a half while trains from Dover Priory take just over an hour, while it is only a short drive to the lovely town of Deal with its seafront, individual shops, bars and restaurants. Golfing aficionados have a choice of courses including Walmer and Kingsdown and the Royal Cinque Ports in Deal or the championship courses at Sandwich.*

* 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	1.1 miles
Dover Priory	4.8 miles
Dover Docks	4.7 miles
Channel Tunnel	16.3 miles
Canterbury	20.0 miles
Gatwick Airport	82.1 miles
Charing Cross	79.4 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 38mins

Leisure Clubs & Facilities

Post Office Village Shop	01304 852425
The Deli	07512 672947
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
St. Margaret's Bowls and Social	01304 853867
St. Margaret's Players	01304 852975
History and Horticultural clubs	
Tennis, Cricket and Football Clubs	
Scouts/Brownies/Guides	

Healthcare

Dr. Bahadur
Penchester Health
St. James' Surgery
Kent and Canterbury Hospital
Buckland Hospital

Education

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

Secondary Schools:
Dover Grammar (Boys)
Dover Grammar (Girls)
Dover College
Sandwich Technology School
Sir Roger Manwood's Grammar
The Kings School
St Edmunds
Kent College

01304 852291
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01304 225559
01227 766877
01304 222510

01304 852639
01304 201275
01304 374464
01304 205969

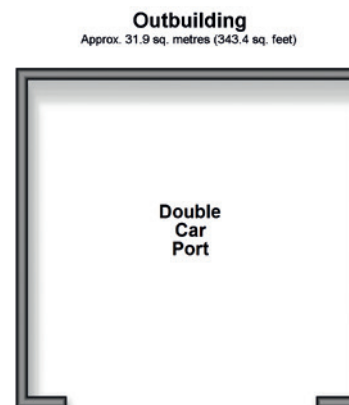
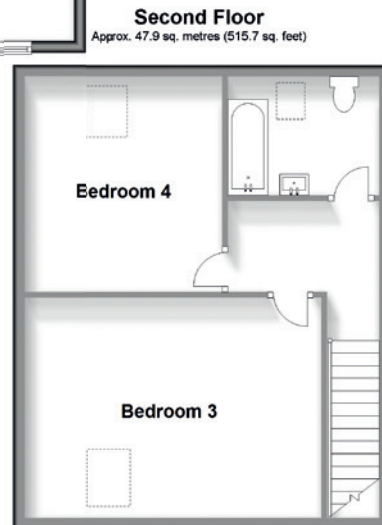
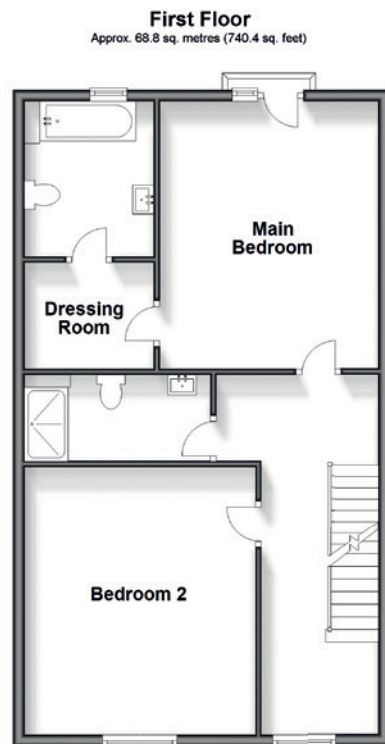
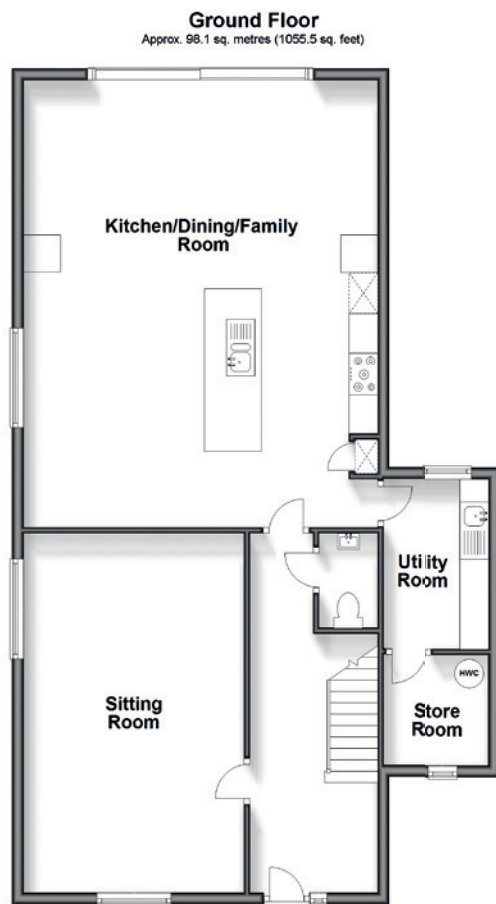
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01304 852639
01304 610000
01304 613286
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01227 475000
01227 763231

Entertainment

First Light Bistro	01304 853217
The Smugglers	01304 853404
The Coastguard	01304 851019
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

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



GROUND FLOOR

Entrance Hall	
Cloakroom	
Sitting Room	20'3 x 12'4 (6.18m x 3.76m)
Kitchen/Dining/Family Room	25'4 x 20'0 (7.73m x 6.10m)
Utility Room	9'5 x 5'9 (2.87m x 1.75m)
Store Room	6'1 x 5'9 (1.86m x 1.75m)

FIRST FLOOR

Landing	
Bedroom 2	14'11 x 13'0 (4.55m x 3.97m)
Shower Room	
Main Bedroom	15'2 x 12'2 (4.63m x 3.71m)
En Suite Bathroom	10'0 x 8'3 (3.05m x 2.52m)
Dressing Room	

SECOND FLOOR

Landing	
Bedroom 3	16'8 x 12'3 (5.08m x 3.74m)
Bedroom 4	12'2 x 10'10 (3.71m x 3.30m)
Bathroom	8'2 x 6'5 (2.49m x 1.96m)

OUTBUILDING

Double Garage	18'6 x 17'11 (5.64m x 5.46m)
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OUTSIDE

Rear Garden
Front Garden
Driveway

EPC: TBC
Council Tax Band: TBC
Tenure: Freehold

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