



Jenkinson realestates

Kingsdown Road | St Margaret's at  
Cliffe  
Asking Price £785,000



Energy Performance Rating = C | Council Tax Band F

Superior Detached Home  
Two En-Suites

Beautifully Presented Throughout  
Gated Off Street Parking

Four Double Bedrooms  
In The Heart Of Village Life

Jenkinson Estates offer to the market this impressive and spacious detached home in the sought-after village of St Margaret's at Cliffe. Located a few steps from the heart of the village, this is one home that really must be seen to truly appreciate. Occupying a generous corner plot and in truly immaculate fashion this versatile family home is forms part of St Margaret's rich history. This Grade II listed property was built in 1825, and the exterior is finished in a picturesque flint with red brick tile hung dressings, Once the Red Lion public house and reportedly frequented by the likes of Noel Coward and Ian Fleming with reference to it in his 1959 novel, Goldfinger. Today it is a truly lavish and spacious home, sympathetically remodelled with a blend of original character and contemporary modern furnishings. The period features are welcomed nod to a bygone era, from wooden floors to an inglenook fireplace with woodburning stove, to vaulted ceilings and a dry cellar there is much to impress.











Total Area: 227.2 m<sup>2</sup> ... 2445 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

**Jenkinson Estates**

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

#### Front Door Into

#### Open Plan Sitting / Family / Dining Room

33'7" x 14'6" Maximum (10.24m x 4.42m)

#### Kitchen / Breakfast Room

24'3" x 12'9" (7.39m x 3.89m)

#### Utility Room

10'8" x 8'8" (3.25m x 2.64m)

#### Ground Floor W.C

5'2" x 3'0" (1.57m x 0.91m)

#### Bedroom Four / Reception Room

14'9" Plus Recess x 14'4" (4.50m x 4.37m)

#### En-Suite Shower Room

#### Cellar

#### Cellar Room One

12'8" x 14'11" (3.86m x 4.55m)

#### Cellar Room Two

14'5" x 7'11" (4.39m x 2.41m)

#### First Floor Landing

#### Master Bedroom

17'4" x 11'10" (5.28m x 3.61m)

#### En-suite Shower Room

13'4" x 6'9" Maximum (4.06m x 2.06m)

#### Bedroom Two

16'1" x 11'0" (4.90m x 3.35m)

#### Bedroom Three

10'8" x 9'0" (3.25m x 2.74m)

#### Family Bathroom

13'4" x 8'2" (4.06m x 2.49m)

#### Gated Off Street Parking

#### Extensive Walled Gardens