



Millside, Old Roman Road
Martin Mill, Dover, CT15 5JY
Offer in Excess of £575,000

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Millside

Old Roman Road, Martin Mill, Dover

A deceptively spacious, modern chalet family home, offering versatile accommodation and wrap around gardens in a secluded rural position.

Situation

Martin and Martin Mill are hamlets to the south west of Deal, set within a rural location with undulating countryside to the surrounds. The village community benefits from a 17th century public house (The Lantern Inn), a village cricket club and in neighbouring East Langdon, local village primary school and well equipped and maintained family park/recreation area. Within Martin Mill itself lies a mainline railway station with direct high speed service to London St Pancras. To the east lies the picturesque cliff top village of St Margaret's Bay, with its sheltered beach, surrounded by National Trust land. The nearby harbour town of Dover has an impressive marina, various water sports facilities and regular ferry service to the continent. Deal lies to the north, and is ever popular with its mix of traditional seaside vibe together with a vibrant art scene, independent shops and plenty of cafes and eateries. Locally, the A2 provides easy access to the southern motorway network with the cathedral city of Canterbury just 20 minutes by car.

The Property

Tucked away on a quiet no through road sits, Millside, a deceptively spacious modern chalet home boasting bright and versatile accommodation, with thanks owed to the architectural styles of the 1970's, with generous windows and multi-aspect rooms. Millside has undergone a number of improvements in recent years, with the most notable being a sleek side extension creating a fantastic contemporary L-shaped living space incorporating a stylish kitchen fitted with handleless grey gloss units, integrated appliances and matching island capped with contrasting worktops. A set of bi-folding doors link this triple aspect living space directly to the garden, whilst a further internal set opens to a welcoming sitting room complete with wood burning stove. A central entrance hallway links the ground floor bathroom, two double bedrooms (bedroom four currently used as a snug) and useful boot room with

independent access to the rear courtyard. To the first floor a good size landing offers a potential study nook whilst a beautifully styled shower room serves the two remaining generous double bedrooms.

Outside

Being well positioned within its triangular plot, Millside enjoys useable outside space to three elevations, with the fourth housing the oil tank. To front is a generous block paved driveway, providing ample parking, with pathway leading through a lawned and planted area round to the main side garden. A handsome paved patio runs along the side elevation with triangular lawned area and wood store, whilst a raised decked seating area complete with pergola lies beyond. To rear is an enclosed block paved courtyard with direct access to the boot room and useful storage sheds.

Services

Mains electric, water and drainage are understood to be connected to the property. Heating and hot water is via oil fired boiler.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

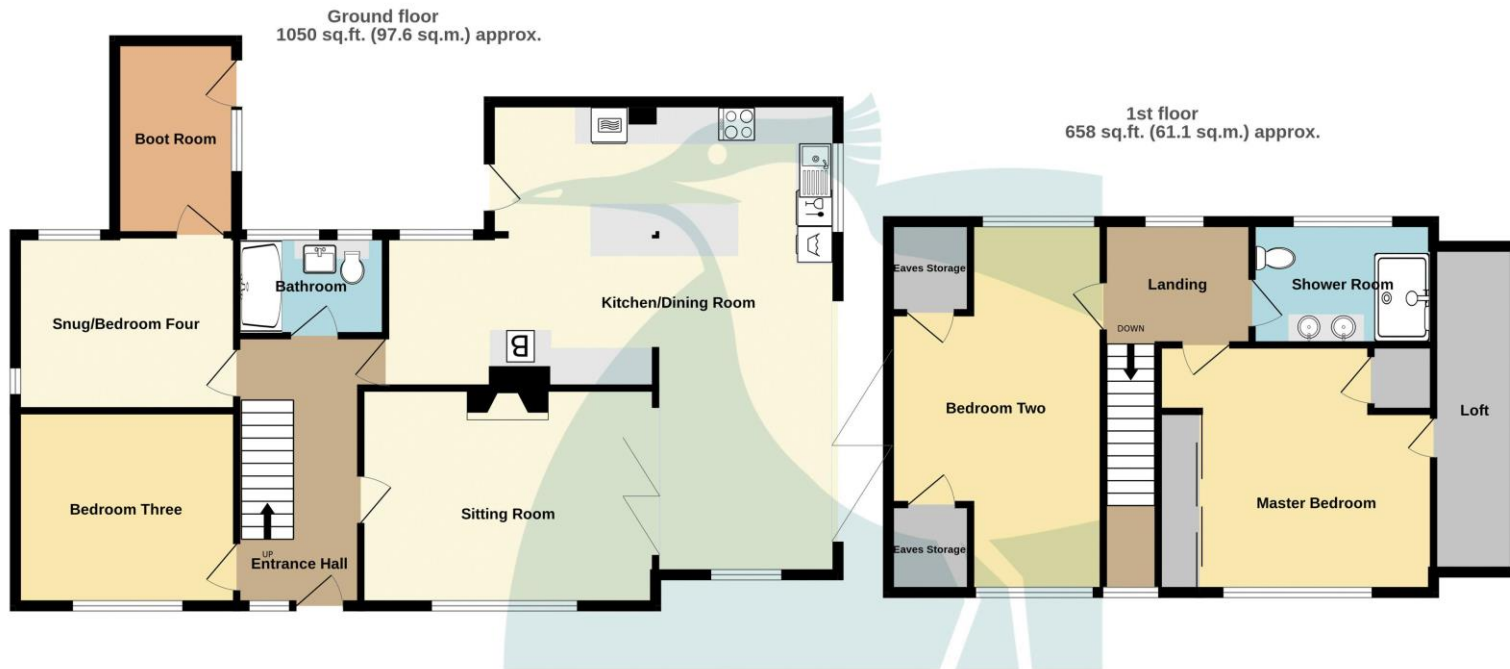
EPC Rating: D

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 381155**



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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Entrance Hall

14' 4" x 6' 8" (4.37m x 2.03m)

Sitting Room

15' 9" x 11' 3" (4.80m x 3.43m)

Kitchen/Dining Room

L-shaped 25' 5" max x 25' 3" max (7.74m x 7.69m)

Bedroom Three

11' 9" x 10' 6" (3.58m x 3.20m)

Snug/Bedroom Four

11' 10" x 9' 5" (3.60m x 2.87m)

Boot Room

10' 5" x 6' 6" (3.17m x 1.98m)

First Floor

Landing

8' 0" x 6' 8" (2.44m x 2.03m)

Master Bedroom

14' 9" x 13' 1" max (4.49m x 3.98m)

Loft Room

Approximately 15' 6" x 4' 6" (4.72m x 1.37m)

Bedroom Two

20' 3" x 11' 9" (6.17m x 3.58m) reducing to 7' 2" (2.18m)

Shower Room

9' 7" x 6' 7" (2.92m x 2.01m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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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