



Karis, Convent Close
St. Margarets-At-Cliffe, CT15 6JD
Offers in Excess of £550,000

colebrooksturrock.com





Karis

Convent Close, St. Margarets-At-Cliffe

A spacious family home with ample living space in a quiet residential location.

Situation

Situated along a small slip road, Karis is set in a favoured location at the top of the village, within easy reach of the centre of St. Margaret's at Cliffe, where a range of local amenities include a general store, post office, primary school and a selection of cafes, inns and restaurants. A regular bus service from Sea Street provides access to the larger towns of Deal and Dover where a wide range of independent and high street stores are present. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its secluded beach and popular inn; The Coastguard, set among protected National Trust land. The main line railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

Karis comprises a versatile and deceptively spacious detached house accessed via a central hallway with an abundance of storage space. On the right hand side lies the kitchen/family room, a testament to contemporary elegance, adorned with ceramic tiling and under floor heating, bathed in light with a dual aspect and sky lights. A U-shaped central island crowned with a built-in induction hob anchors the space flanked by alluring units concealing an array of appliances. Sliding glazed doors open to the garden. On the left hand side a versatile third bedroom/snug beckons nestled conveniently next to a spacious ground floor shower room. The sitting/dining room lies to the rear with access and windows overlooking the back garden and seamlessly opening to a garden room, also boasting under floor heating and enveloped in windows on three sides. Ascend to the upper floor where a family bathroom awaits alongside eaves storage and two commodious double bedrooms, one of which boasts a wall of fitted wardrobes.

Outside

The property enjoys a secluded position, nestled away from the road. It features a detached single garage and off-road parking, complemented by an enchanting rockery. A delightful wrap-around garden graces the front and side, primarily covered in a lush lawn. Here, you'll find a generously sized greenhouse and a separate timber structure, complete with electrical wiring, illuminated by ambient lighting, and equipped with broadband connectivity. The rear garden offers a serene retreat, unfolding in terraced levels. It boasts decking, paved terraces, an ornamental pond, and a tranquil courtyard oasis. Raised beds are adorned with vibrant foliage, adding a touch of natural beauty.

Services

We understand all mains services are available.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: D

Agents Note

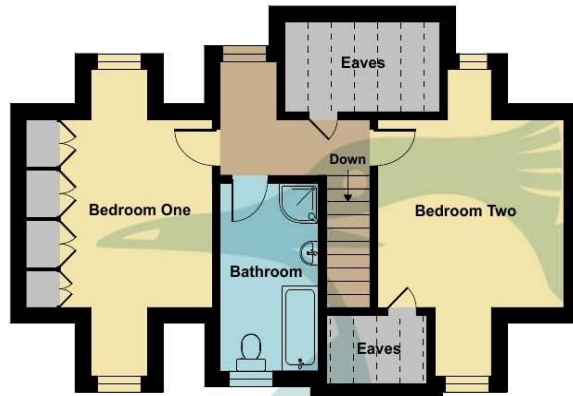
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



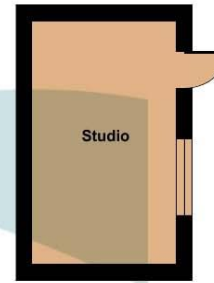
To view this property call Colebrook Sturrock on **01304 381155**



Total Approximate Area = 1747 sq ft / 162.3 sq m
 Limited Use Area(s) = 84 sq ft / 7.8 sq m
 Outbuilding = 143 sq ft / 13.3 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 2124 sq ft / 197.3 sq m
 For identification only - Not to scale



FIRST FLOOR
 Approx. 602 SQFT (INTERNAL)

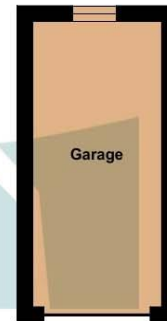


OUTBUILDING
 Approx. 143 SQFT (INTERNAL)

Denotes restricted head height



GROUND FLOOR
 Approx. 1229 SQFT (INTERNAL)



GARAGE
 Approx. 150 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Kitchen/Breakfast Room
 23' 6" x 17' 1" (7.16m x 5.20m)

Dining Room
 21' 7" x 10' 11" (6.57m x 3.32m)

Garden Room
 23' 5" x 12' 0" (7.13m x 3.65m)

Shower Room
 8' 10" x 6' 11" (2.69m x 2.11m)

Bedroom Three
 12' 2" x 8' 0" (3.71m x 2.44m)

First Floor

Bedroom One
 19' 4" x 12' 1" (5.89m x 3.68m)

Bathroom
 11' 9" x 6' 3" (3.58m x 1.90m)

Bedroom Two
 19' 3" x 12' 0" (5.86m x 3.65m)

Outside

Garage
 18' 8" x 4' 0" (5.69m x 1.22m)

Studio
 15' 3" x 9' 4" (4.64m x 2.84m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1042139



colebrooksturrock.com



17 The Strand, Deal, Kent, CT14 7DY
 t: 01304 381155
 walmer@colebrooksturrock.com

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.

C1152 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Sandwich