



Sun Cottage, Station Road
Martin Mill, Dover, CT15 5LA
£642,500

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Sun Cottage

Station Road, Martin Mill, Dover

A charming detached cottage nestled amidst sprawling gardens with views over the beautiful countryside.

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

Upon stepping into the entrance hallway, you'll find a welcoming sitting room to your right, featuring large front-facing windows and an attractive central log burner. To the left, an elegant dining room with double doors opening into a spacious, modern kitchen/breakfast room. The kitchen offers panoramic views of the rear gardens providing access to the patio area through French doors. This well-appointed kitchen is equipped with an array of integrated appliances, granite worktops, a central island with an electric hob, and ample storage. There is also the convenience of a separate utility room providing additional storage as well as a downstairs cloakroom. Located to the rear of the property is a versatile fourth bedroom/study room with door to porch allowing access into the garden. Stairs lead to a dressing room suite thoughtfully designed with fitted ample wardrobe and storage space transitioning into the generously sized master bedroom, with spectacular

views over the countryside. There is a fully tiled ensuite walk-in shower room as well as a separate family bathroom in the room adjacent with a roll top bath and walk-in shower. Across the spacious landing are two further bedrooms located to the front.

Outside

The property is set back from the road behind mature laurel hedging with gate opening onto a central pathway leading to the front entrance. The front garden exudes ultimate privacy with a variety of trees, pretty shrub borders and hedging. On street parking is available to front whilst to rear the generously sized enclosed gardens, primarily laid to well-maintained lawns with an array of attractive trees and shrubbery, embrace a delightful southerly aspect. Large patio area adjacent to the property complete with a shade giving pergola and stepping stones to a second patio area to far rear with self-contained summerhouse/outdoor bar and further timber workshop/shed with electric connected.

Services

Mains services of water, electric and drainage are connected. Heating 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**

Ground floor
853 sq.ft. (79.3 sq.m.) approx.



1st floor
769 sq.ft. (71.5 sq.m.) approx.



Sitting Room
15' 4" x 11' 10" (4.67m x 3.60m)

Dining Room
15' 4" x 11' 4" (4.67m x 3.45m)

Kitchen/Breakfast Room
19' 10" x 12' 6" (6.04m x 3.81m)

Utility Room
7' 9" x 4' 3" (2.36m x 1.29m)

Cloakroom
4' 9" x 3' 6" (1.45m x 1.07m)

Study/Bedroom Four
10' 1" x 7' 11" (3.07m x 2.41m)

First Floor

Principal Bedroom
11' 10" x 11' 9" (3.60m x 3.58m) plus recess.

Ensuite Shower Room
6' 9" x 6' 5" (2.06m x 1.95m)

Dressing Room
9' 6" x 5' 5" (2.89m x 1.65m)

Bedroom Two
15' 0" x 11' 6" (4.57m x 3.50m)

Eaves Storage
7' 5" x 5' 10" (2.26m x 1.78m)

Bedroom Three
11' 1" x 7' 2" (3.38m x 2.18m)

Bathroom
11' 8" x 7' 5" (3.55m x 2.26m)

TOTAL FLOOR AREA : 1623 sq.ft. (150.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 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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