



The Retreat, Old Roman Road
Martin Mill, Dover, CT15 5JY
£895,000

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The Retreat

Old Roman Road, Martin Mill, Dover

An immaculately presented detached family home of elegant proportions, nestled within a substantial plot and an enviable rural setting.

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

The attention to detail and level of generosity has been excellently combined to create the upmost elegance of The Retreat. With an emphasis on natural light, bringing the outside in, and high quality finishes throughout that accentuate the overall charm of this exceptional family home with underfloor heating to both the ground and first floors. On entering the property you are greeted by a spacious entrance hall with bespoke oak staircase as well as quality oak and glass internal doors. Both a modern, cosy snug/office room as well as a spacious sitting room are situated to the front enjoying views over the countryside hills beyond with bi-folding doors opening out into the glorious front gardens, truly bringing the outside in. The delightfully spacious, contemporary shaker kitchen/dining room is generous in size being of double aspect again with bi-folding doors opening out to the sizeable rear gardens, beautifully designed with an array of quality integrated appliances, breakfast bar and attractive white quartz worktops. The first

floor comprises a galleried landing with four good size double bedrooms, the master bedroom boasting abundant built-in wardrobe space, while two bedrooms come equipped with luxurious en-suite shower rooms. Additionally, there is a contemporary family bathroom with a free-standing bath.

Outside

Centrally positioned within its substantial plot The Retreat offers generous gardens to both front and rear. A sweeping gravelled driveway provides ample parking together with an electric charging point and the thoughtfully landscaped frontage maximises the idyllic rural vista. An attractive paved terrace extends the full width of the rear elevation connecting directly to the kitchen/dining room, via two sets of large bi-folding doors. Crisp rendered raised planters, stocked with a striking display of phormiums and cordylines, border the terrace whilst central steps lead up to a substantial expanse of lawn where a magnificent mature walnut and cherry tree take centre stage. To the rear of the garden stands a large timber shed which will remain.

Services

Mains electric, water and drainage are connected to the property. Central heating is via an Air Source Heat Pump.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: B

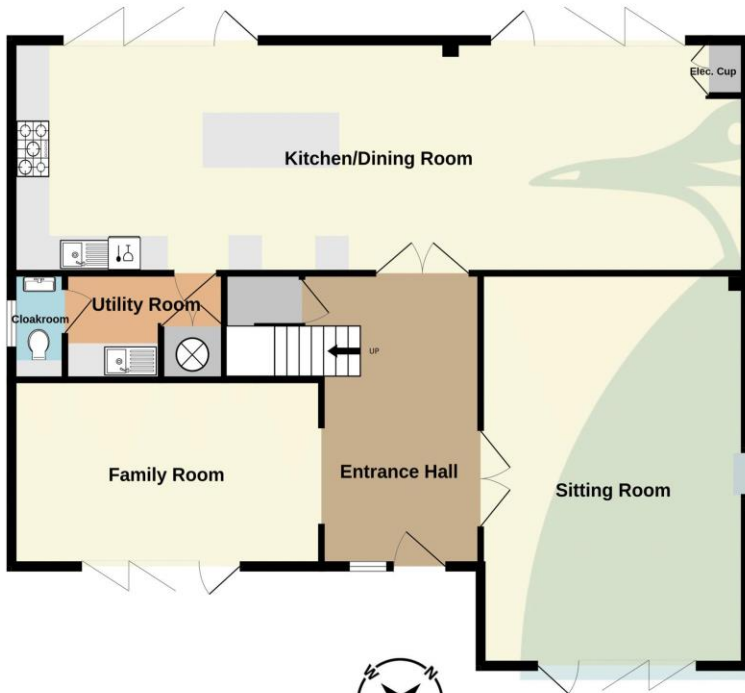
Agents Note

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
1427 sq.ft. (132.6 sq.m.) approx.



First floor
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 2586 sq.ft. (240.2 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	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

17' 5" x 9' 2" (5.30m x 2.79m)

Sitting Room

22' 8" x 15' 10" (6.90m x 4.82m)

Family Room

17' 10" x 10' 9" (5.43m x 3.27m)

Kitchen/Dining Room

43' 10" x 13' 5" (13.35m x 4.09m)

Utility Room

9' 6" x 6' 3" (2.89m x 1.90m)

Cloakroom

6' 2" x 3' 2" (1.88m x 0.96m)

First Floor

Landing

17' 3" x 7' 9" at narrowest (5.25m x 2.36m)

Master Bedroom

16' 10" x 16' 0" (5.13m x 4.87m)

Master Ensuite

7' 8" x 4' 6" (2.34m x 1.37m)

Bedroom Two

16' 1" x 11' 6" into recess (4.90m x 3.50m)

Ensuite

7' 10" x 4' 6" (2.39m x 1.37m)

Bathroom

9' 2" x 6' 11" (2.79m x 2.11m)

Bedroom Three

17' 2" x 14' 9" into recess (5.23m x 4.49m)

Bedroom Four

17' 10" x 10' 5" (5.43m x 3.17m)

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



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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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