



Cherry Bank, Chapel Lane
St. Margarets-At-Cliffe, CT15 6BG
£649,995

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Cherry Bank

Chapel Lane, St. Margarets-At-Cliffe

A beautifully presented modern detached bungalow, set within this sought after village.

Situation

Chapel Lane is a charming winding lane running parallel to the high street within the village centre. St Margarets-at-Cliffe offers a local primary school rated Outstanding by Ofsted, general store, post office, hairdressers and a selection of public houses and cafes. The surrounding countryside consists of gently undulating hills, the dramatic White Cliffs of Dover and the ever popular St Margaret's Bay beach which is surrounded by protected National Trust land. The larger towns of Deal to the north and Dover to the south, offer a good choice of shopping, sporting and leisure facilities. Dover port provides regular services to the continent, and the nearby mainline railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

A spacious detached family home, set within the heart of St. Margaret's At Cliffe, boasting light and airy accommodation that has been well thought out and beautifully presented and extended by the current owners with chic modern design running throughout. The stylish sitting room features ample storage, a study area as well as a feature fireplace and attractive vertical wall panelling creating a truly relaxing feel. Sleek black framed glazed sliding doors seamlessly connect the sitting room to the generously proportioned L-shaped kitchen/living room. This enviable and versatile family space is flooded with light, features a wood burning stove and two sets of sliding doors lead to the gardens beyond. The kitchen area is fitting with a range of grey shaker units and integrated appliances capped with white worktops and matching breakfast bar. Matching units continue into the useful utility/cloakroom. The welcoming entrance hallway creates a natural division between the living and sleeping accommodation with a pair of black framed double doors leading to an inner hallway. Here you'll find three good sized double bedrooms, all having built in storage, serviced by a fully tiled family bathroom,

plus a matching shower room to the principal bedroom. Nestled beneath the former double garage has been adapted to create a home gym, work space and storage room. This truly lovely family home is fully double glazed and gas centrally heated.

Outside

Cherry Bank sits centrally within its plot and boasts useable space to all four sides. A peaceful paved and pebbled garden lies to the rear and is used as an entertaining space, complete with summer house and mature planting to borders. An area to the side provides good storage and houses a timber garden shed whilst a pebbled walkway leads round to a further enclosed lawned side garden. The front garden is elevated from the road level and is enclosed by a retaining brick wall capped with picket fencing. A driveway provides off road parking for two vehicles and sweeping steps ascend to the front door.

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground floor
1417 sq.ft. (131.6 sq.m.) approx.

Lower ground level
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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
12' 0" x 4' 4" (3.65m x 1.32m)

Sitting Room
19' 8" x 12' 0" (5.99m x 3.65m)

Kitchen/Living Room
L-shaped 24' 7" max x 24' 1" max (7.49m x 7.34m)

Utility/Cloakroom
8' 0" x 4' 9" (2.44m x 1.45m)

Hallway
16' 1" x 6' 3" max (4.90m x 1.90m)

Principal Bedroom
13' 11" x 13' 1" (4.24m x 3.98m)

Ensuite
6' 10" x 6' 3" (2.08m x 1.90m)

Bedroom Two
10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom Three
13' 11" x 9' 9" (4.24m x 2.97m)

Bathroom
10' 9" x 6' 11" (3.27m x 2.11m)

Home Gym
L-shaped 19' 8" max x 18' 2" max (5.99m x 5.53m)

Store
10' 0" x 6' 9" (3.05m x 2.06m) extending to 11' 8" (3.55m)

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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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