



Brooks House, 1 Kingsdown Road
St. Margarets-At-Cliffe, CT15 6AZ
£795,000

colebrooksturrock.com



Brooks House

1 Kingsdown Road, St. Margarets-At-Cliffe

A lovely Grade II listed village house with a charming walled garden and gated parking.

Situation

Situated within the heart of this seaside village, Brooks House resides in a favoured location in the coastal retreat of St Margaret's at Cliffe. 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 across the road provides access to the larger towns of Deal and Dover where more diverse facilities 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. Ferry services from Dover and the Channel Tunnel serve easy access to the Continent and beyond.

The Property

Welcome to Brooks House, a captivating Grade II listed residence that seamlessly blends historical charm with modern luxury. Originally Georgian in design, this home boasts a picturesque exterior with flint nap and brick elevations, topped with Kent peg tiles, pantiles, and slate. Inside, the beautifully restored living room features exposed timber flooring, two brick fireplaces with wood-burning stoves, and dual aspect windows that fill the space with natural light. The high-ceilinged kitchen/breakfast room offers bespoke wooden cabinets, integrated appliances, and natural stone flooring, extending to an adjoining utility room with outdoor access and a ground-floor cloakroom. A door leads to the old basement area, retaining its original barrel delivery chute, making it an ideal space for a games area or play den. At the inglenook end, a versatile fourth bedroom with a vaulted ceiling includes an en-suite shower room and private patio access, perfect for guests or convenient downstairs living. Upstairs, are three bedrooms where the main bedroom boasts a luxurious wet room ensuite, while the spacious main bathroom features a dual-function wet room and bath, beautifully tiled from floor to ceiling. Brooks House is a harmonious blend of historical elegance and modern sophistication, offering a unique and charming retreat.

Outside

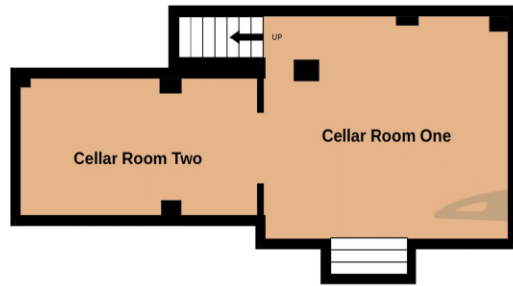
Upon entering the property through electric gates, you'll find yourself on a spacious gravel driveway with ample parking for several cars. The expansive garden, remarkably large for the village, unfolds across three distinct levels, offering a unique outdoor experience. To one side, accessible from the utility room, you'll discover a convenient wood store, positioned opposite the charming, original outdoor WC. This path leads you to a generous patio area, perfectly situated in front of the French doors. Beyond this, a semi-circular, graduated seating area invites relaxation, with steps guiding you to a sizeable lawn bordered by planted borders, creating a serene and picturesque setting. Located to the rear is a second patio sheltered by a timber pergola.





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Basement
322 sq.ft. (30.0 sq.m.) approx.



Ground floor
1112 sq.ft. (103.3 sq.m.) approx.



First floor
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.2 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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Dining Room

19' 11" x 14' 6" (6.07m x 4.42m)

Sitting Room

14' 5" x 12' 6" (4.39m x 3.81m)

Kitchen/Breakfast Room

24' 3" x 12' 9" (7.39m x 3.88m)

Utility Room

10' 8" x 8' 8" (3.25m x 2.64m) extending to 12' 1" (3.68m)

Cloakroom

5' 2" x 3' 0" (1.57m x 0.91m)

Guest Bedroom

14' 9" plus recess x 14' 4" (4.49m x 4.37m)

Ensuite

6' 10" max x 4' 3" max (2.08m x 1.29m)

Basement Level

Cellar Room One

14' 11" x 12' 8" max (4.54m x 3.86m)

Cellar Room Two

14' 5" x 7' 11" (4.39m x 2.41m)

First Floor

Principal Bedroom

17' 4" x 11' 10" (5.28m x 3.60m)

Ensuite Shower Room

13' 4" x 4' 4" (4.06m x 1.32m) increasing to 6' 9" (2.06m)

Bedroom Two

16' 10" x 11' 0" (5.13m x 3.35m)

Bedroom Three

10' 8" x 9' 0" (3.25m x 2.74m)

Bathroom

13' 4" x 8' 2" (4.06m x 2.49m) max

Services

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

Local Authority

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

Tenure

Freehold

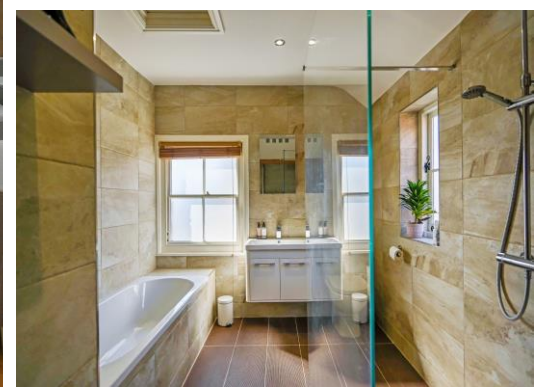
EPC Rating: C

Current Council Tax Band: F

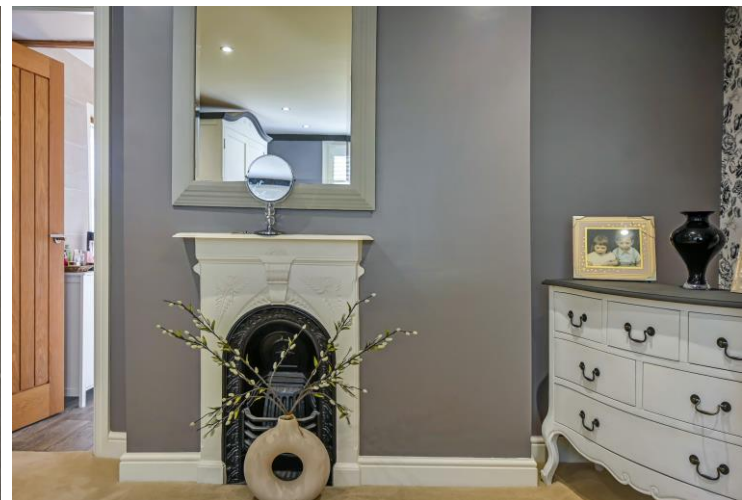
Agents Note

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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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