



Downlands Goodwin Road
St. Margarets Bay, CT15 6ED
£750,000

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Downlands

Goodwin Road, St. Margarets Bay, Dover

This well presented detached bungalow boasts a truly enviable and peaceful setting commanding stunning sea views from its elevated position within St. Margaret's Bay.

Situation

Goodwin Road is a highly sought after residential location towards the top of St Margaret's Bay, it comprises an array of individual detached properties, the majority of which enjoy stunning sea views. Downlands is situated midway along this peaceful road which follows through to neighbouring National Trust land. It is recognised as an Area of Outstanding Natural Beauty with a network of footpaths running along the cliff tops. The village forms an attractive fold in the dramatic White Cliffs of Dover, steeped in history and being located at one of the closest points to the continent. The sheltered beach has a popular cafe and The Coastguard Inn. The village centre itself still retains a general store, post office, several inns and cafes and a primary school. To the north lies the Cinque Port town of Deal and to the south the Port of Dover. Mainline rail services inclusive of the Javelin High Speed link to London St Pancras, can be found just two miles away at Martin Mill.

The Property

Downlands is a well-presented detached bungalow featuring generously proportioned, bright, and airy rooms in a traditional layout. Its elevated position offers superb views of the sea and surrounding countryside. The spacious central hallway welcomes you into the bungalow. At the front, two sizable reception rooms boast high box bay windows and French doors that open onto separate paved terraces. The light filled kitchen is fitted with a range of matching units and integrated appliances capped with contrasting worktops. The kitchen and both bath/shower rooms are fitted with underfloor heating. At the rear, there are two double bedrooms, the larger of which includes fitted wardrobes. Additionally, there is a spacious family bathroom and a separate ensuite shower room to

bedroom one. From the inner hallway, a loft hatch with a fold-down ladder leads to a functional loft room with three Velux windows and access to several eaves storage cupboards.

Outside

Downlands is situated in a delightful location, featuring a double garage and parking at the front, as well as a separate driveway. Steps and a steeply sloping lawn lead to the front entrance, with a pathway wrapping around the property. Various seating areas are located on both side elevations, and a charming raised garden offers a tranquil setting to fully embrace the views.

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: E

EPC Rating: E

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.

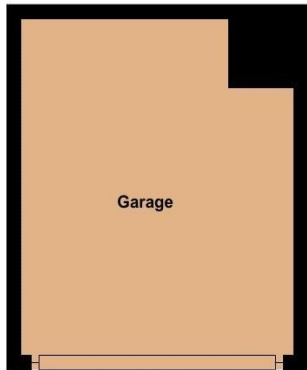


To view this property call Colebrook Sturrock on **01304 381155**

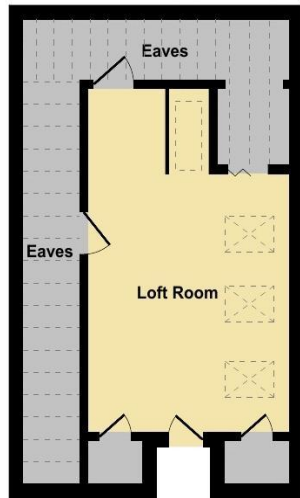
Total Approximate Area = 1880 sq ft / 174.6 sq m (includes garage)
 Limited Use Area(s) = 182 sq ft / 16.9 sq m
 Outbuildings = 101 sq ft / 9.4 sq m
 Total = 2163 sq ft / 200.9 sq m

For identification only - Not to scale

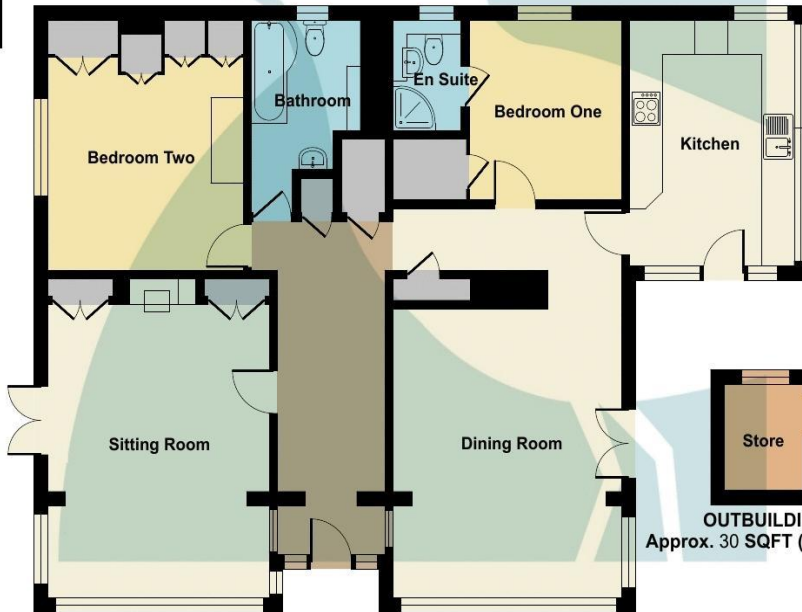
Denotes restricted head height



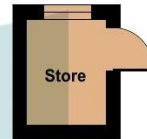
GARAGE
Approx. 327 SQFT (INTERNAL)



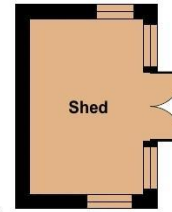
Loft
Approx. 425 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1310 SQFT (INTERNAL)



OUTBUILDING 2
Approx. 30 SQFT (INTERNAL)



OUTBUILDING 1
Approx. 71 SQFT (INTERNAL)

Sitting Room

18' 6" x 13' 7" (5.63m x 4.14m)

Dining Room

16' 9" x 13' 8" (5.10m x 4.16m)

Kitchen

14' 3" x 9' 10" (4.34m x 2.99m)

Bedroom One

10' 9" x 9' 7" (3.27m x 2.92m)

En-suite

6' 8" x 4' 2" (2.03m x 1.27m)

Bedroom Two

14' 6" x 12' 0" (4.42m x 3.65m)

Bathroom

8' 11" x 7' 2" (2.72m x 2.18m)

Loft Room

19' 5" x 12' 4" (5.91m x 3.76m)

Garage

19' 6" x 16' 9" (5.94m x 5.10m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 881252



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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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