



April Cottage, Church Cliff
Kingsdown, Deal, CT14 8AT
£925,000

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April Cottage

Church Cliff, Kingsdown, Deal

An enchanting three bedroom detached cottage, exuding charm and timeless character, nestled in one of the most sought-after roads in Kingsdown.

Situation

April Cottage within Church Cliff, a prestigious location near the village church, occupies an enviable setting within this private road. Kingsdown is a quiet seaside village with a local parade of shops for every day needs together with three local inns, village primary school and sheltered beach set within the Lea of the White Cliffs of Dover, a recognised Area of Outstanding Natural Beauty. The towns of Deal and Dover lie to the north and south respectively with a wide range of shopping and sporting opportunities. Deal has won numerous awards for its eclectic high street, renowned historic quarter and colourful arts scene. Rail services run from Walmer with the Javelin high speed link to London St Pancras. Road links from Dover provide access to the southern motorway network, including the cultural city of Canterbury to the west.

The Property

Nestled in one of the most sought-after roads in Kingsdown, April Cottage is an enchanting detached cottage exuding charm and timeless character. Just a short stroll from local amenities and the beach, this captivating home is surrounded by lush, whimsical gardens brimming with vibrant flowers and mature shrubs, offering the feeling of a tranquil escape. Upon entering the cottage, you're greeted by a welcoming entrance hallway, complete with a staircase leading to the first floor. To your right, the spacious sitting room beckons with its warm central wood burner fireplace and a lovely bay window that floods the room with natural light. This inviting space flows seamlessly into a cozy study room leading through to the kitchen where a dramatic vaulted breakfast room features characterful beams that add to the cottage's unique charm. From here, you have convenient private access to the integral double garage via the adjoining utility area, providing ample storage and practicality. On the left side of the entrance hall, the large dining room offers a delightful setting for gatherings, with a double-aspect bay window that frames picturesque views of the enchanting gardens. A door from the dining room

leads to a convenient ensuite shower room, offering flexibility as this room was previously used as a downstairs bedroom. Ascending the staircase, you are welcomed onto a bright landing whereby either side you'll find two generously sized double bedrooms, each with built-in storage. Both bedrooms are bathed in natural light with double-aspect windows, which offer delightful views over the surrounding gardens inviting the peaceful ambiance of the outdoors inside.

Outside

A long, private driveway, framed by a wrought iron gate, leads up to the property. A gravel driveway provides ample parking space and vehicular access to the double garage. The beautiful, private gardens envelope the property, filled with an array of vibrant, colourful flowers, mature trees, and shrubs that create a sense of tranquility and seclusion. Some aspects of the garden even offer glimpses of the sea in the distance. Every inch of this garden has been lovingly maintained, with its whimsical beauty perfectly complementing the character of this much loved home.

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: G

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**

Ground floor
1207 sq.ft. (112.1 sq.m.) approx.



First floor
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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Sitting Room

17' 1" x 12' 11" (5.20m x 3.93m) plus bay

Dining Room/Bedroom Three

17' 4" into bay x 14' 4" (5.28m x 4.37m)

Shower Room

8' 7" x 6' 1" (2.61m x 1.85m)

Study

11' 11" x 8' 8" (3.63m x 2.64m)

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)

Breakfast Room

11' 8" x 8' 3" (3.55m x 2.51m)

Utility Room

7' 3" x 5' 10" (2.21m x 1.78m)

Double Garage

19' 9" x 14' 6" (6.02m x 4.42m)

First Floor

Bedroom One

18' 1" x 17' 2" (5.51m x 5.23m)

Bedroom Two

18' 1" x 13' 8" max (5.51m x 4.16m)

Bathroom

9' 4" x 5' 5" (2.84m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



colebrooksturrock.com



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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