



Groves Cottage, Chapel Lane  
St. Margarets-At-Cliffe, CT15 6BL  
£310,000

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# Groves Cottage

Chapel Lane, St. Margarets-At-Cliffe, Dover

**CHAIN FREE.** A delightful detached cottage within a picturesque setting, yet in the heart of the coastal village of St. Margaret's At Cliffe.

## Situation

Chapel Lane is a picturesque, winding lane that runs parallel to the High Street in the heart of the village. St Margaret's-at-Cliffe offers a range of local amenities, including a primary school, general store, post office, hairdressers, and a selection of pubs and cafés. The village is surrounded by gently rolling hills, the iconic White Cliffs of Dover, and the popular St Margaret's Bay beach, which is nestled within protected National Trust land. The nearby towns of Deal to the north and Dover to the south provide a wider selection of shopping, sports, and leisure facilities. Dover port offers regular ferry services to the continent, while the mainline railway station at Martin Mill, approximately two miles away, provides access to the Javelin high-speed service to London St Pancras.

## The Property

Groves Cottage is a charming late Victorian detached cottage, elegantly arranged on a single level with striking weatherboard timber elevations beneath a pitched clay pantile roof. Nestled within the village conservation area, the property has been thoughtfully refurbished and enhanced by the current owners, transforming it into a serene retreat surrounded by a beautifully landscaped garden. The interior is designed with a blend of character and modern convenience, featuring an inviting entrance vestibule that leads to a well-appointed kitchen with contemporary fitted appliances. Behind here is an open plan cosy sitting room, while two end-to-end bedrooms, each with their own en-suite facilities, offer comfort and privacy.

## Outside

The property is beautifully framed by a charming brick wall and picket gate, which open onto a pathway leading to a wrap-around lawn bordered by an array of vibrant shrubs, bushes, and carefully curated plantings. A practical outdoor storage shed complements the garden, while a decked area with a secluded seating nook offers a tranquil spot to unwind. Slightly elevated, the garden enjoys views over Cripps Lane, and to the side, a tandem driveway provides convenient off-road parking.

## 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: C

## 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.

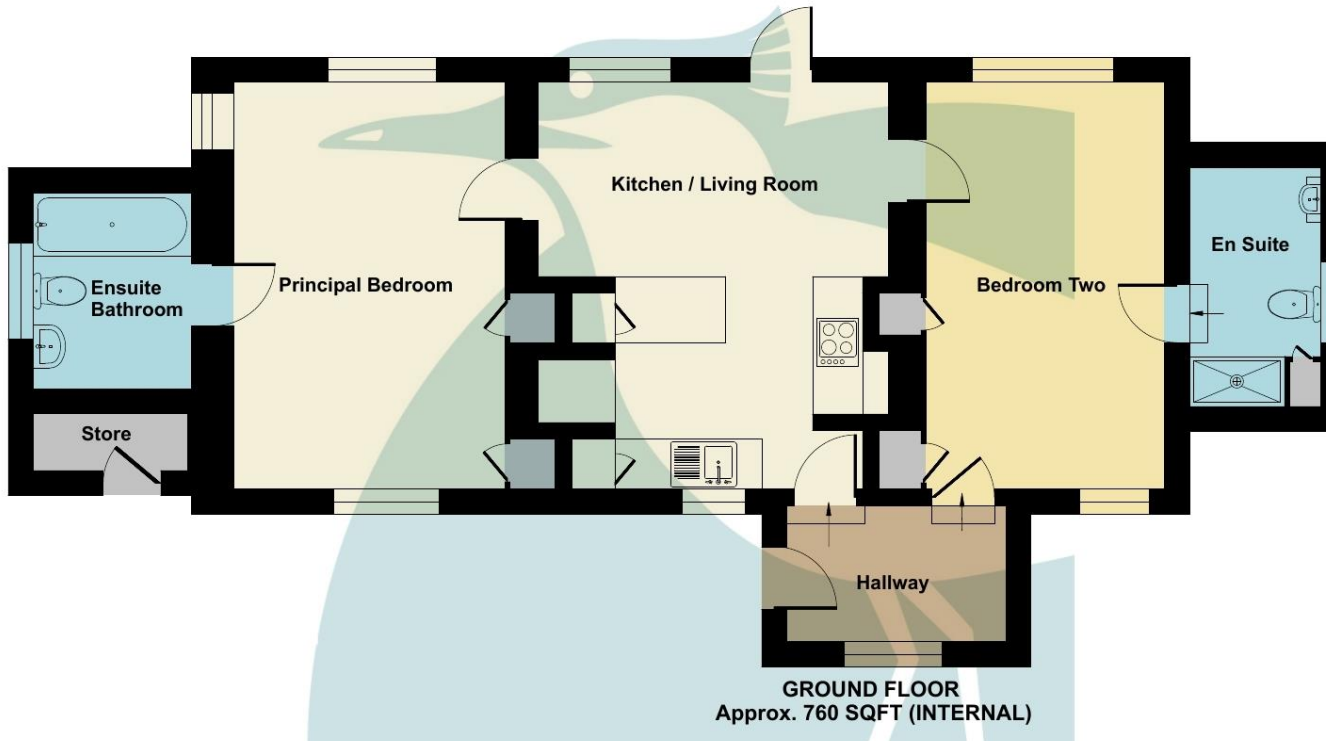




To view this property call Colebrook Sturrock on **01304 381155**



Total Approximate Area = 760 sq ft / 70.6 sq m  
Store = 14 sq ft / 1.3 sq m  
Total = 774 sq ft / 71.9 sq m  
For identification only - Not to scale



### Hallway

8' 8" x 5' 4" (2.64m x 1.62m)

### Kitchen/Living Room

16' 0" x 13' 9" (4.87m x 4.19m)

### Principal Bedroom

16' 0" x 10' 8" (4.87m x 3.25m)

### Ensuite Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

### Bedroom Two

16' 0" x 9' 5" (4.87m x 2.87m)

### Ensuite

9' 5" x 5' 2" (2.87m x 1.57m)

### Store

6' 4" x 2' 3" (1.93m x 0.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	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 2024.  
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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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