



May Cottage, 34 Granville Road
St. Margarets Bay, CT15 6DS
£1,090,000

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May Cottage

34 Granville Road, St. Margarets Bay

A handsome marine side residence in arguably one of the most sought after locations in St Margaret's Bay.

Situation

St Margaret's Bay consists of 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. Neighbouring countryside is recognised as an area of outstanding natural beauty with dramatic clifftop walks, whilst below lies a sheltered beach being a combination of shingle and sand making this an idyllic location to live. The village centre itself is approximately one mile distant with general store, post office and local primary school. To the north lies the Cinque Port town of Deal (six miles) and to the south lies the Channel port of Dover, (four miles) with a mainline rail service inclusive of the Javelin High Speed rail link to London St Pancras (approx 67 minutes) and connection to the southern motorway network.

The Property

May Cottage is a highly desirable Edwardian detached house set within delightful gardens. Its elevation adds to its presence and its beautiful symmetry makes for a handsome house with attractive proportions. A sweeping driveway leads to a side entrance vestibule and hallway with a useful coat cupboard and ground floor cloakroom which are located to the right hand side of the stairwell. Improvements by the present owner now create a fourth bedroom on ground level and a snug/study overlooking the rear garden. An open plan capacious kitchen/family room has a modern fitted kitchen and island with quartz worktops, a host of integrated appliances, LED lighting and matching display cabinets. The triple aspect including slide and glide doors create a bright and airy space also taking full advantage of the views. The first floor includes three double bedrooms, family bathroom and en-suite facility.

Outside

Externally a sweeping driveway via wrought iron gates provides off road parking with a detached garage at either end. Established lawns and flower beds lie behind a privet hedge and a front patio has been created adjoining the house. A good deal of landscaping has been completed to the back garden to produce a number of lawn terraces with flower beds and a new garden room ideal as a home office with power is located at the rear. The whole garden is bordered by various fencing which creates a good degree of privacy.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: D

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 = 2665 sq ft / 247.5 sq m (includes garage)
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Outbuilding = 191 sq ft / 17.7 sq m
 Total = 2876 sq ft / 267.1 sq m
 For identification only - Not to scale

Family Room

14' 5" x 10' 5" (4.39m x 3.17m)

Kitchen/Living/Dining Room

33' 1" x 28' 7" (10.08m x 8.71m)

Bedroom Two

14' 10" x 12' 6" (4.52m x 3.81m)

Cloakroom

4' 5" x 2' 11" (1.35m x 0.89m)

First Floor

Bedroom One

16' 0" x 13' 6" (4.87m x 4.11m)

Ensuite

10' 7" x 3' 5" (3.22m x 1.04m)

Bedroom Three

14' 1" x 12' 7" (4.29m x 3.83m)

Bedroom Four

12' 0" x 11' 7" (3.65m x 3.53m)

Bathroom

7' 4" x 7' 3" (2.23m x 2.21m)

Separate WC

5' 2" x 3' 3" (1.57m x 0.99m)

Summer House

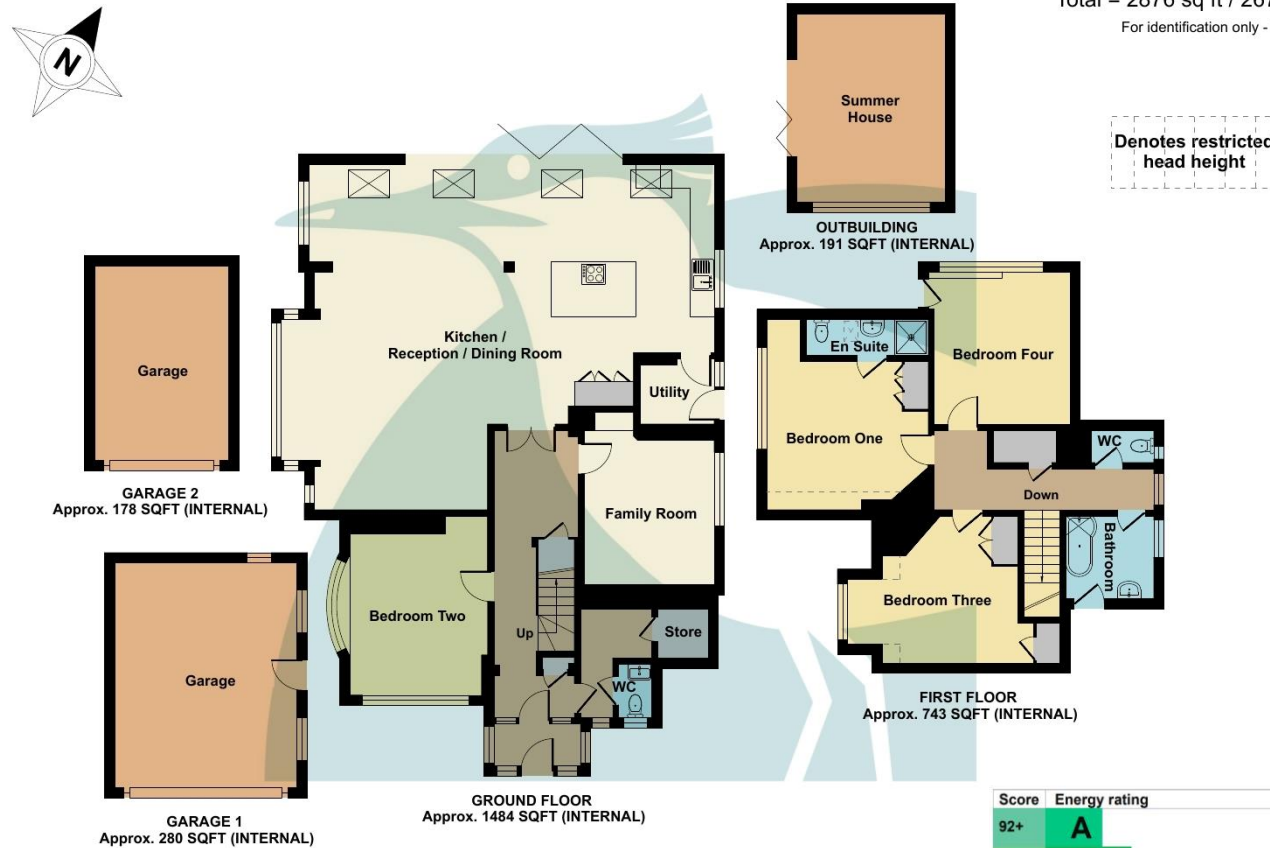
15' 7" x 12' 3" (4.75m x 3.73m)

Garage One

18' 7" x 15' 1" (5.66m x 4.59m)

Garage Two

16' 1" x 11' 1" (4.90m x 3.38m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 845212

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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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