



Fant Cottage, The Avenue
St Margarets At Cliffe, CT15 6BE
£549,500

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Fant Cottage

The Avenue, St Margarets At Cliffe

An impressive period detached house set in a quiet location close to the village centre.

Situation

Tucked away on a quiet side road in the heart of this sought-after village, Fant Cottage offers the perfect blend of countryside and coastal living. St Margarets-at-Cliffe boasts a range of local amenities, including a primary school, general store, post office, hairdresser, and a selection of pubs and cafés. The surrounding landscape features gently rolling hills, the iconic White Cliffs of Dover, and the picturesque St Margaret's Bay beach, nestled within protected National Trust land. For further amenities, the nearby towns of Deal to the north and Dover to the south provide excellent shopping, sporting, and leisure facilities. Dover Port offers regular ferry services to the continent, while Martin Mill railway station—just two miles away—provides access to the Javelin high-speed service to London St Pancras.

The Property

Nestled within its own secluded plot lies Fant Cottage, a handsome detached family home offering light, well proportioned accommodation in the heart of this sought after village. The entrance hallway is flanked by two good size reception rooms, both having feature fireplaces and the dual aspect sitting room enjoys a box bay window. To rear the bright dual aspect kitchen/dining room is fitted with a range of matching units and overlooks and opens onto the garden. To the first floor are three double bedrooms serviced by a light and airy bathroom, with four piece matching white suite. This much loved family home is double glazed and gas centrally heated and sold with the benefit of no onward chain.

Outside

From The Avenue a five bar gate opens onto a sweeping block paved driveway providing off road parking and vehicular access to the single garage. Generous lawned gardens wrap around the property and hedging together with established planting create privacy and seclusion.

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: D

Agents Note

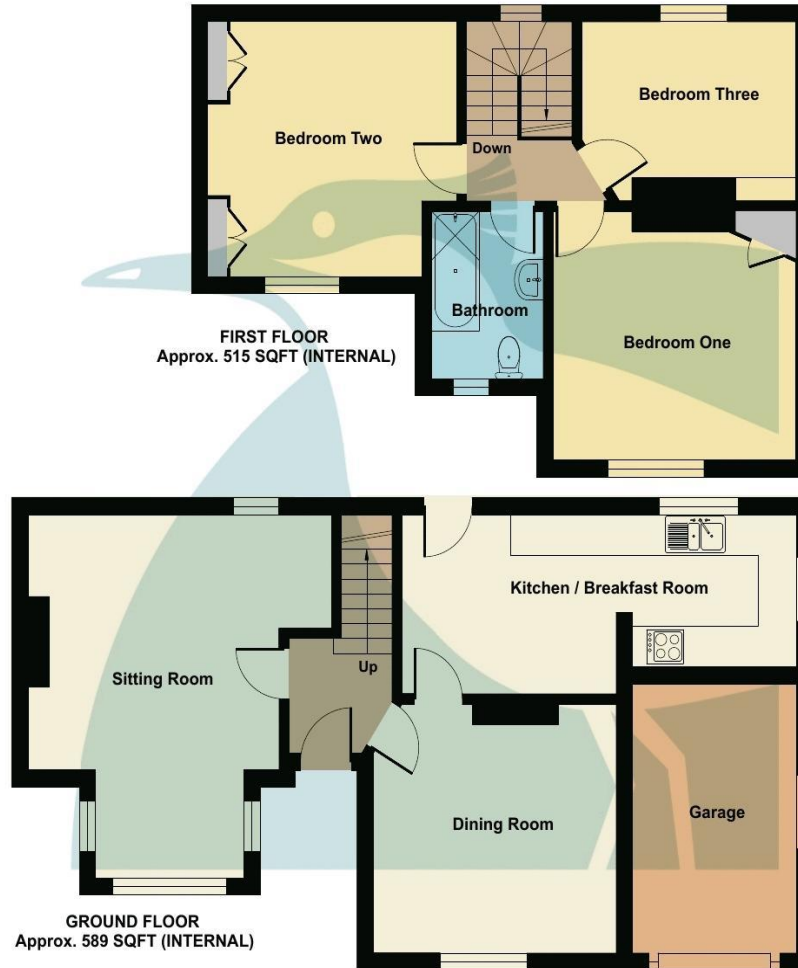
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1104 sq ft / 102.5 sq m (exclude garage)

For identification only - Not to scale



Sitting Room

17' 7" x 15' 7" (5.36m x 4.75m)

Dining Room

12' 6" x 12' 1" (3.81m x 3.68m)

Kitchen/Breakfast Room

20' 3" x 8' 8" (6.17m x 2.64m)

Garage

13' 2" x 8' 4" (4.01m x 2.54m)

First Floor

Bedroom One

12' 8" x 12' 6" (3.86m x 3.81m)

Bedroom Two

12' 9" x 12' 4" (3.88m x 3.76m)

Bedroom Three

11' 0" x 8' 10" (3.35m x 2.69m)

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1250112

17 The Strand, Deal, Kent, CT14 7DY

t: 01304 381155

walmer@colebrooksturrock.com



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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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