



Rose Cottage 30 Kingsdown Road
St. Margarets-At-Cliffe, CT15 6AZ
£399,000

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Rose Cottage

30 Kingsdown Road, St. Margarets-At-Cliffe

A detached flint knapped character cottage, with off road parking, set in the heart of this sought after village.

Situation

Situated within the heart of this seaside village, Rose Cottage resides in a favoured location in the coastal retreat of St Margaret's at Cliffe. A range of local amenities include a general store, post office, primary school and a selection of cafes, inns and restaurants. A regular bus service across the road provides access to the larger towns of Deal and Dover where more diverse facilities are present. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever popular St Margaret's Bay with its secluded beach and popular inn; The Coastguard, set among protected National Trust land. The main line railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras. Ferry services from Dover and the Channel Tunnel serve easy access to the Continent and beyond.

The Property

This detached character cottage with it's chocolate box exterior offers a wonderful opportunity to make your mark on this much loved family home. On the ground floor the entrance hallway, with useful ground floor cloakroom, is flanked by the two reception rooms with a dining room to the right, with pretty curved bay window, and the beamed sitting room to the left, with attractive exposed brick corner fireplace. Beyond lies the kitchen fitted with a range of farmhouse units, a quarry tiled floor and French doors opening to a light filled garden room. From the entrance hallway a turn staircase leads down to a decorated and useable basement room with power and lighting connected. To the first floor are three double bedrooms serviced by a fully tiled wet room. This enchanting cottage is gas centrally

heated, has fantastic potential and is being sold with no onward chain.

Outside

An enclosed cottage garden sits to the front and side of the cottage and is arranged over two levels. The garden is predominantly lawned and has an array of fully stocked mature beds. A block paved driveway provides off road parking and access to the single garage.

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

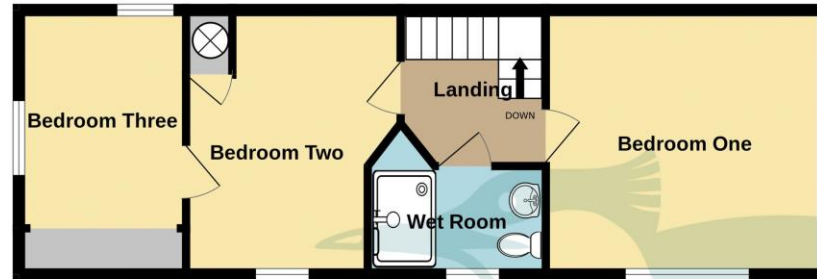
Agents Note

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.

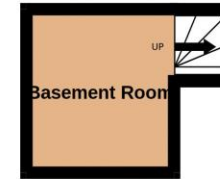


To view this property call Colebrook Sturrock on **01304 381155**

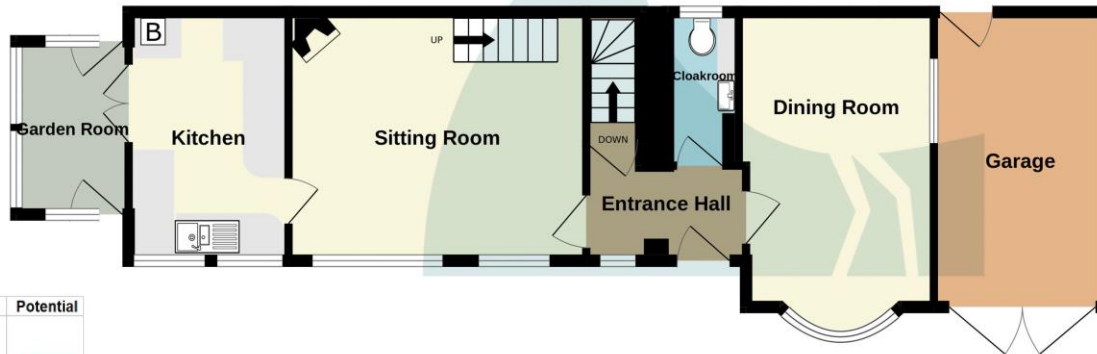
First floor
481 sq.ft. (44.7 sq.m.) approx.



Basement
63 sq.ft. (5.9 sq.m.) approx.



Ground floor
622 sq.ft. (57.8 sq.m.) approx.



Dining Room
14' 0" x 9' 3" max (4.26m x 2.82m)

Cloakroom
7' 8" x 3' 4" (2.34m x 1.02m)

Sitting Room
14' 2" x 11' 9" (4.31m x 3.58m)

Kitchen
11' 10" x 7' 7" (3.60m x 2.31m)

Garden Room
8' 3" x 5' 4" (2.51m x 1.62m)

Garage
14' 1" x 8' 3" (4.29m x 2.51m)

Lower Ground Floor

Basement Room
7' 9" x 7' 0" (2.36m x 2.13m)

First Floor

Bedroom One
13' 3" x 12' 7" (4.04m x 3.83m)

Wet Room
8' 6" x 4' 2" (2.59m x 1.27m)

Bedroom Two
12' 3" x 10' 8" max (3.73m x 3.25m)

Bedroom Three
12' 1" x 7' 8" (3.68m x 2.34m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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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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