



Lealands 63 The Drove  
St. Margaret's Bay, CT15 6DE  
£699,000

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# Lealands

63 The Droveaway, St. Margaret's Bay

A highly desirable family home, brimming with attractive features and interesting detail, being sold with no onward chain.

## Situation

Lealands is situated in a quiet residential no through road leading to open countryside in a popular area of St Margaret's Bay. The surrounding countryside consists of gently undulating hills and the dramatic White Cliffs of Dover with the ever popular beach and protected National Trust land just a stroll away. The village is not only picturesque but has a flourishing community including local primary school and boasts a general store, Post Office, hair dressers and a selection of public houses and cafes. The larger towns of Deal and Dover to the North and South respectively offer a good choice of shopping, sporting and leisure facilities. Dover port provides regular services to the continent and mainline railway station with links to the Javelin high speed service to London St Pancras.

## The Property

Lealands originates from 1911, a handsome detached Edwardian property full of character and interest set within delightful gardens located on a corner plot. This attractive property has been sensitively extended over two floors with the additions marrying beautifully with its original character and provide generally good proportions and ceiling height. On the ground floor, from the welcoming hallway and entrance porch, are three reception rooms which provide bright open spaces. Behind the dining room and study lies the kitchen and breakfast room with a wide selection of fitted units and integrated cooking appliances, the breakfast room housing the boiler and pantry cupboard. A central walkway leads to the rear vestibule combining in part as a utility area, with ground floor cloakroom and access to the rear garden. The first floor landing divides leading to a large double bedroom off to the left and to the right

four further bedrooms which share a well appointed family bathroom with matching white suite and shower connection over the bath. A selection of fitted cupboards are available off the extended landing and the master bedroom benefits from a corner wash hand basin. Further benefits include gas central heating, double glazing and no onward chain.

## Outside

Sitting centrally within its plot Lealands enjoys a meandering shingle pathway bounded by a mix of lawn and flower borders with an abundance of specimen plants, shrubs and trees. An area of hardstanding to the front provides off road parking.

## Services

All main 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: D

## Agents Note

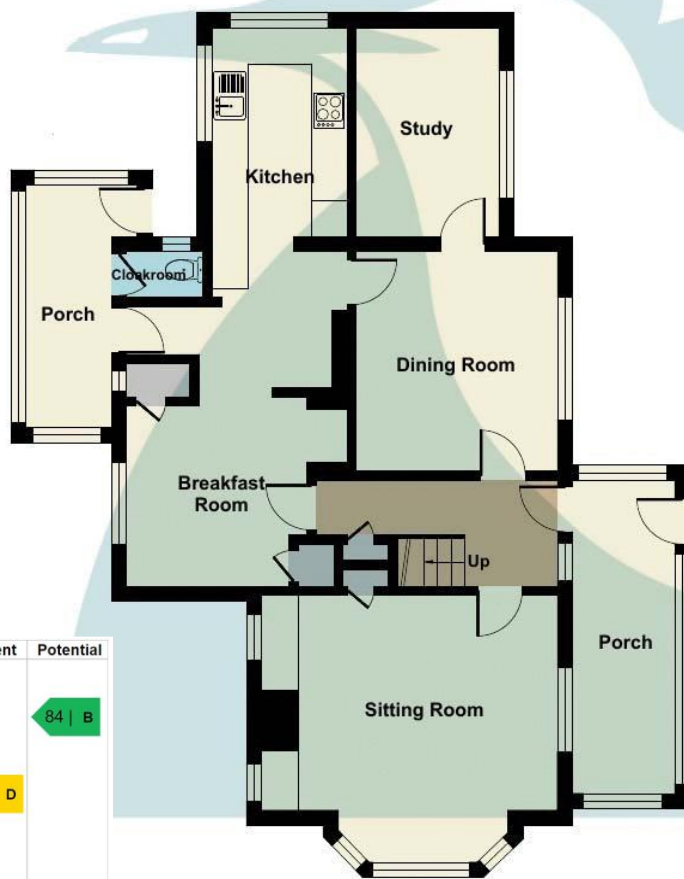
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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





**GROUND FLOOR**  
Approx. 1052 SQFT (INTERNAL)



**FIRST FLOOR**  
Approx. 839 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.  
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### Sitting Room

15' 11" x 14' 7" (4.85m x 4.44m)

### Dining Room

12' 1" x 11' 2" (3.68m x 3.40m)

### Study

11' 1" x 7' 11" (3.38m x 2.41m)

### Kitchen

11' 6" x 8' 0" (3.50m x 2.44m)

### Breakfast Room

11' 9" x 10' 4" (3.58m x 3.15m)

### Cloakroom

4' 6" x 2' 6" (1.37m x 0.76m)

### First Floor

#### Bedroom One

16' 4" x 11' 6" (4.97m x 3.50m)

#### Bedroom Two

15' 11" x 11' 10" (4.85m x 3.60m)

#### Bedroom Three

10' 7" x 10' 2" (3.22m x 3.10m)

#### Bedroom Four

10' 2" x 7' 10" (3.10m x 2.39m)

#### Bedroom Five

7' 11" x 7' 10" (2.41m x 2.39m)

#### Bathroom

7' 10" x 6' 11" (2.39m x 2.11m)

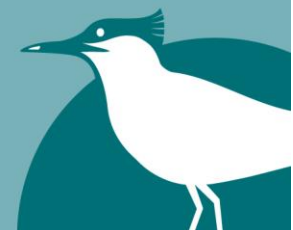
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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