



Temple Cottage, 49 The Droveaway
St. Margarets Bay, CT15 6BZ
£765,000

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Temple Cottage

49 The Droveway, St. Margarets Bay

A handsome “chain free” detached family home, within established and private gardens, with delightful outlook across rolling countryside.

Situation

The property 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

Temple Cottage is a charming late Edwardian detached home, built in the Arts and Crafts tradition and recently enhanced through a thoughtful programme of improvements by the current owners. The property also benefits from granted planning consent (ref: 24/00659) for the erection of a single-storey rear extension. Set back from the road behind a sweeping carriage driveway and surrounded by attractive gardens, the home offers well-balanced accommodation with period charm and modern updates. A welcoming storm porch opens into the reception hall, which features newly laid tiled flooring and retains the original cast iron cooking range, a nod to the property's heritage. Beneath the stairwell lies a refurbished cloakroom with a matching suite. The sitting room enjoys a dual aspect, filling the space with natural light and enhanced by the impressive ceiling height. A brick fireplace serves as the room's focal point, complemented by attractive herringbone parquet

flooring. Decorative leaded glass panel doors lead down to the open-plan kitchen/dining area, now reconfigured as a single space. The newly fitted country-style kitchen features wooden worktops and flows into the dining area, where glazed sliding doors open into the conservatory. This delightful space offers views across the garden and access to the paved sun terrace. From the useful utility room, there is integral access to the garage, which offers scope for conversion into additional living accommodation. Beyond the garage lies a restored and redecorated snug/home office, providing a quiet retreat. Upstairs, the staircase splits to provide access to four sumptuous bedrooms, a family bathroom, and a separate cloakroom. This floor has been fully redecorated and benefits from new carpeting throughout. Additional features include gas central heating, leaded light glazed windows, and the advantage of **no onward chain**.

Outside

The property sits within generous, well-established gardens bordered by mature hedging and trees, offering a high degree of privacy. A gravel carriage driveway provides ample parking and leads to the integral garage, accessed via double wooden doors. The gently sloping front garden is laid to lawn and features a range of trees and shrubs, including copper beech and laburnum, extending to the front and side. A gated access adjoins a collection of brick-built outbuildings, ideal for storage. To the rear, the landscaped garden features a gently sloping lawn, well-stocked borders, and a paved terrace with delightful views over rolling countryside. Additional highlights include a fish pond, rockery, and a greenhouse discreetly positioned at the bottom of the garden.





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Entrance Hall

15' 11" x 8' 6" (4.85m x 2.59m)

Cloakroom

7' 8" x 2' 5" (2.34m x 0.74m)

Sitting Room

17' 5" x 15' 10" (5.30m x 4.82m)

Kitchen/Dining Room

24' 1" x 9' 10" (7.34m x 2.99m) plus 9' 9" x 4' 4" (2.97m x 1.32m)

Conservatory

13' 7" x 6' 11" (4.14m x 2.11m)

Utility Room

6' 5" x 6' 3" (1.95m x 1.90m)

Garage

16' 8" x 14' 6" (5.08m x 4.42m)

Snug/Study

10' 0" x 9' 1" (3.05m x 2.77m)

First Floor

Principal Bedroom

14' 4" max x 10' 8" (4.37m x 3.25m)

Bedroom Two

12' 2" max x 9' 9" (3.71m x 2.97m)

Bedroom Three

9' 10" x 8' 10" plus recess (2.99m x 2.69m)

Bedroom Four

10' 1" x 8' 4" (3.07m x 2.54m)

Bathroom

9' 1" x 6' 7" (2.77m x 2.01m)

Separate WC

4' 4" x 2' 5" (1.32m x 0.74m)

Ground floor
1263 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

EPC Rating: E

Current Council Tax Band: F

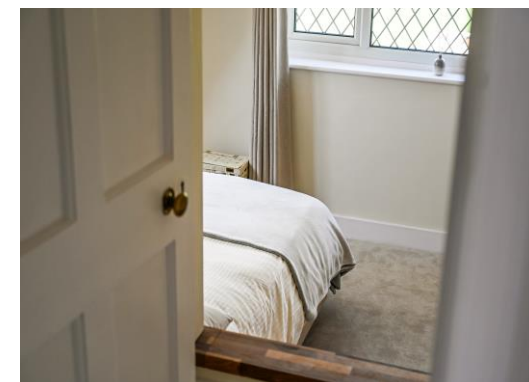
Agents Note

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.





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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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