



Ravenscroft, Hotel Road
St. Margarets Bay, CT15 6DX
£895,000

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Ravenscroft

Hotel Road, St. Margarets Bay

Enjoying what is possibly one of the finest views in the area, this detached marine residence overlooks the White Cliffs of Dover and the English Channel.

Situation

Ravenscroft enjoys an enviable elevated position in the sought-after coastal village of St Margaret's Bay. This unique property lies just a short stroll from the sheltered cove, where a secluded beach and a popular inn nestle beneath the dramatic white chalk cliffs. Surrounded by protected National Trust land and the winding back lanes of the North Downs, the area offers stunning coastal walks and natural beauty. The bay is a favourite for swimming, windsurfing, and kayaking. Less than a mile away, the village centre offers everyday essentials with a convenience store, post office, a traditional inn and restaurant. Local bus services connect to the charming coastal town of Deal to the north and to the port town of Dover to the south, with its ferry links to the continent and excellent access to the motorway network. For commuters, Martin Mill station is just two miles away, offering high-speed rail services to London St Pancras, via Dover.

The Property

Commanding an elevated position, Ravenscroft is a modern detached house built circa 1960, reputedly for the former owner of the Granville Hotel. This well-appointed home offers uninterrupted sea views from both levels, making the most of its exceptional setting. Approached from the rear via a bridge from Hotel Road, the main entrance opens into a welcoming reception hall with a coats cupboard and access to three bedrooms two of which open onto a balcony with breathtaking views. A family bathroom and a separate shower room adjoin this level, providing convenience and flexibility. A staircase in solid oak descends to a lower hallway, which includes space for a desk and computer-ideal for a home office area-and a useful cloakroom. The kitchen looks out on the vegetable patch on the east and is fitted with matching units and integrated cooking appliances. An enclosed

link with double-glazed doors serves as a utility space, leading to an adjoining store room. To the front, two reception rooms open onto a spacious terrace via patio doors, offering stunning panoramic views; perfect for entertaining or simply relaxing while taking in the coastal scenery.

Outside

Tapering to a point, the property benefits from a generous side garden, featuring a spacious terrace, with an additional garden area on the opposite side. A wide variety of plants, set between lawns and mature hedging, offer a sense of privacy and seclusion. Accessed from Hotel Road, a single garage provides integral entry into the hallway. From all areas are impressive sea views.

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: C

Current Council Tax Band: G

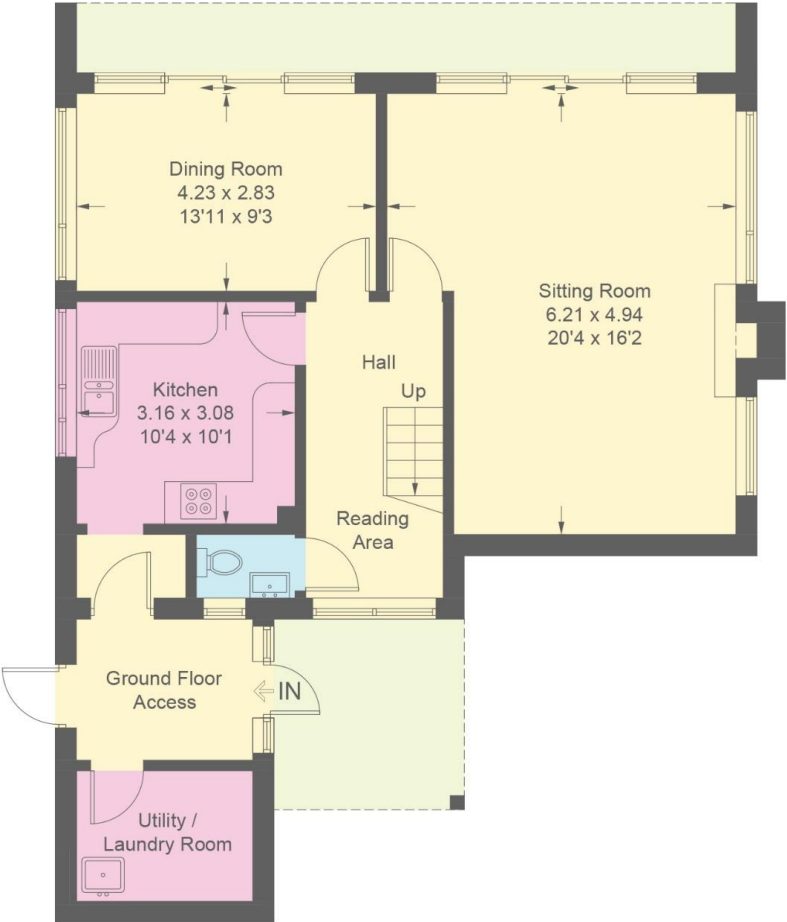
Agents Note

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.



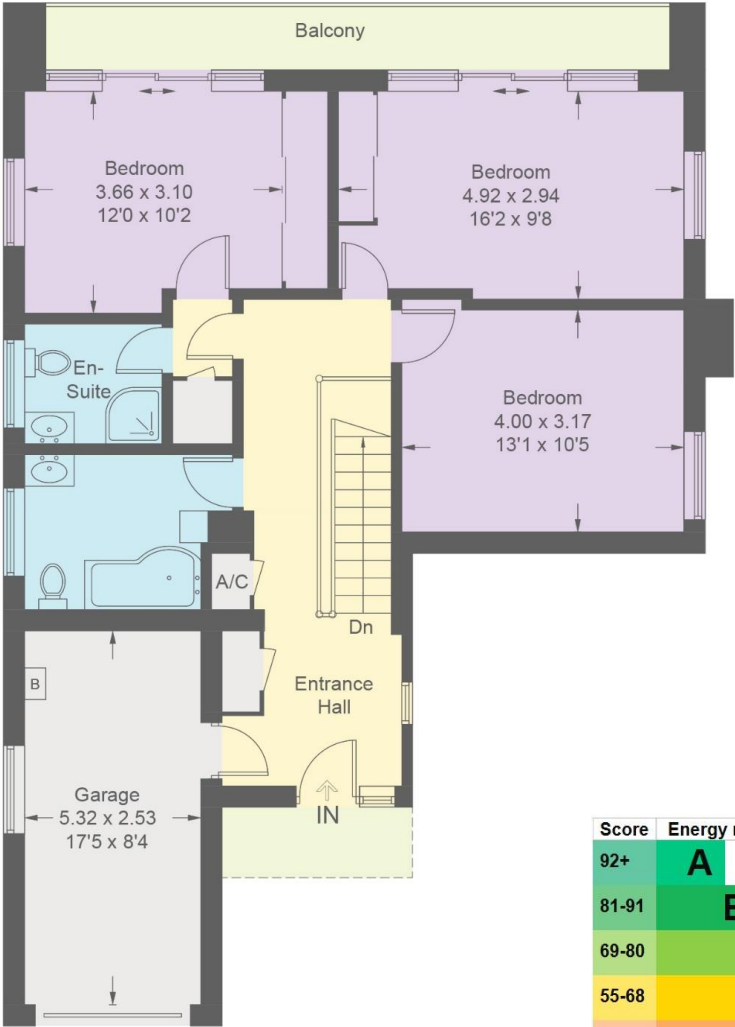
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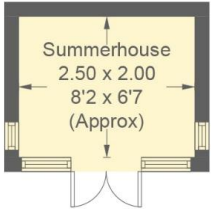


Ground Floor - 74.5 sq m / 802 sq ft

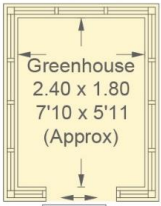
Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft
Outbuildings = 9.3 sq m / 100 sq ft
Total = 169.6 sq m / 1825 sq ft



First Floor - 85.8 sq m / 923 sq ft



(Not Shown In Actual Location / Orientation)



Outbuildings
(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200521)
www.bardenvisuals.co.uk





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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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