



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

colebrooksturrock.com





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.

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

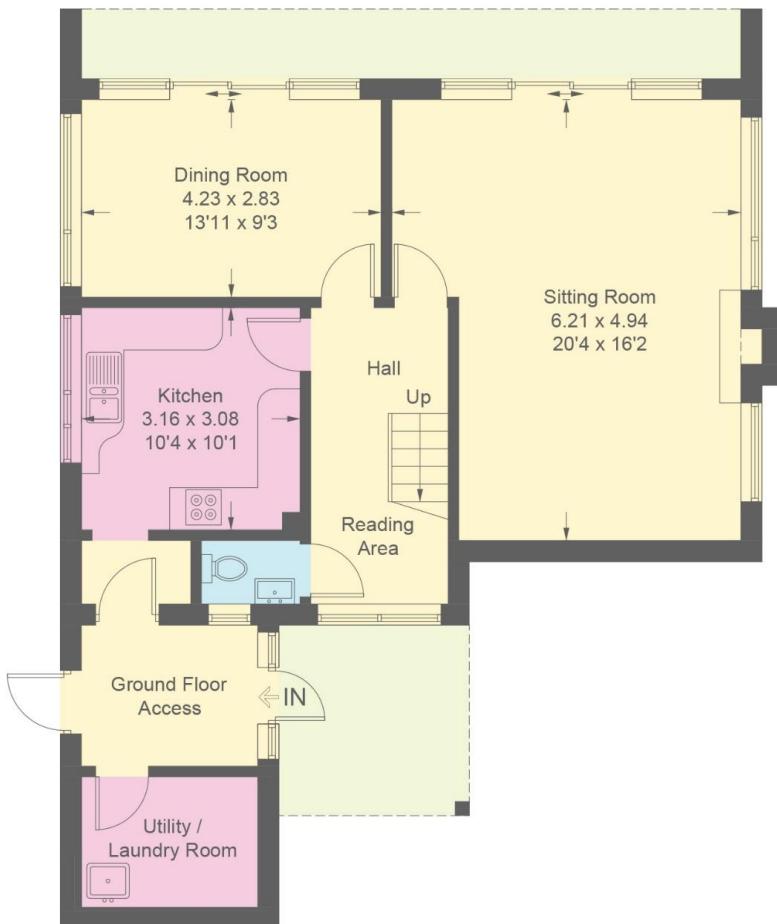
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

Ravenscroft, Hotel Road, St. Margarets Bay, Dover



Ground Floor - 74.5 sq m / 802 sq ft

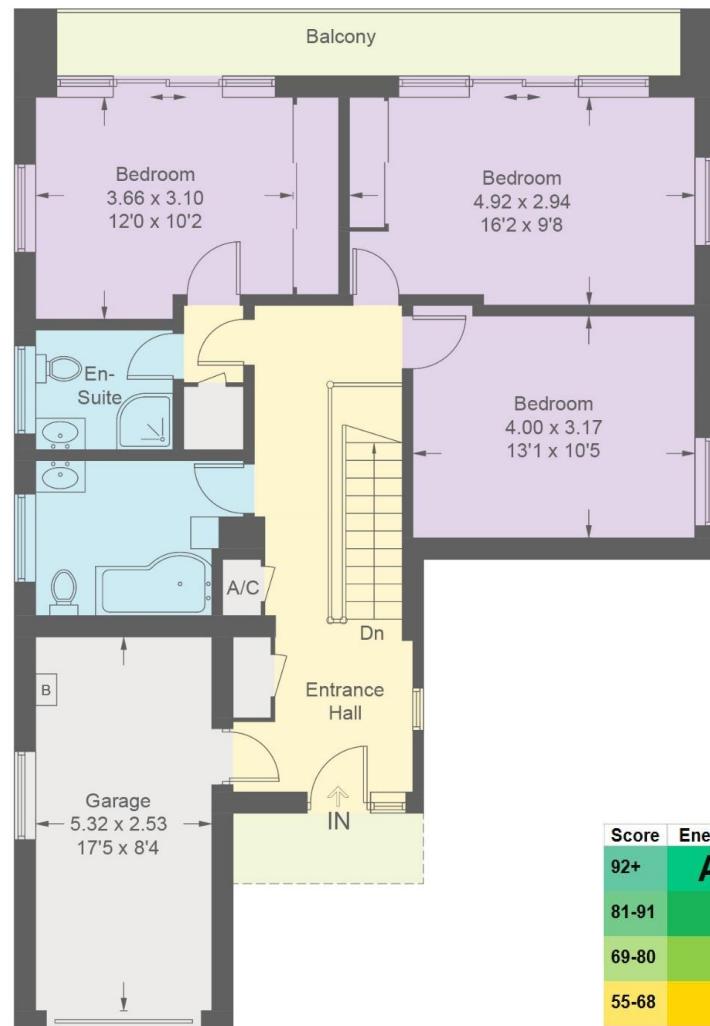
Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft

Outbuildings = 9.3 sq m / 100 sq ft

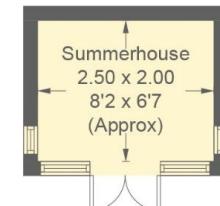
Total = 169.6 sq m / 1825 sq ft

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)

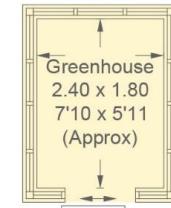
www.bardenvisuals.co.uk



First Floor - 85.8 sq m / 923 sq ft



(Not Shown In Actual Location / Orientation)

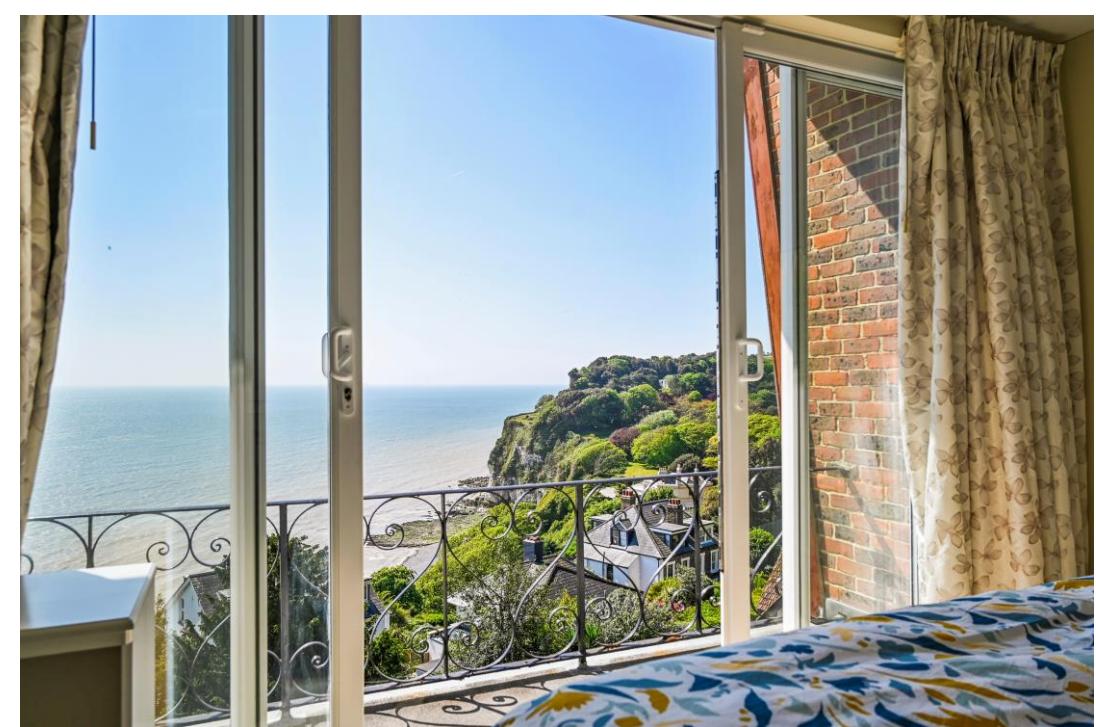


Outbuildings

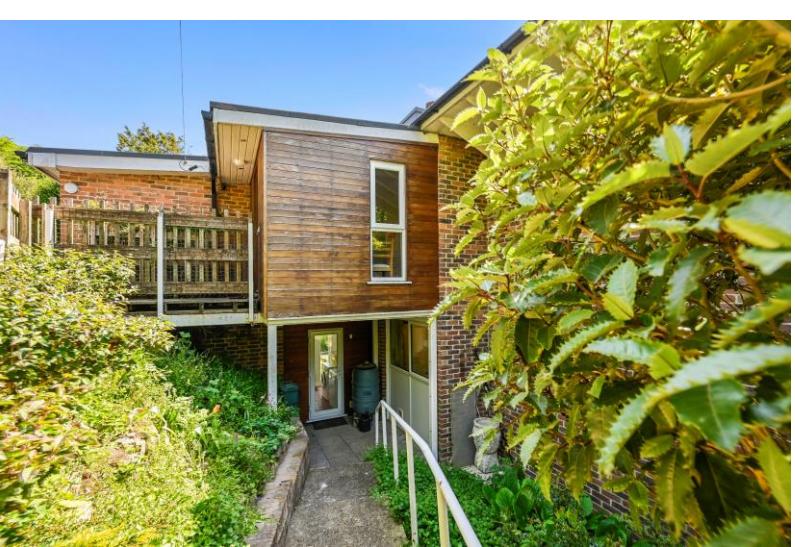
(Not Shown In Actual Location / Orientation)

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





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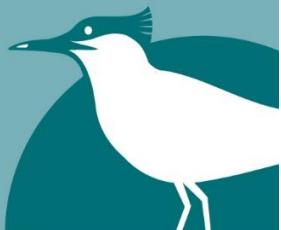
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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