



Clifton Cottage Station Road
St. Margarets-At-Cliffe, CT15 6ER
£545,000

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Clifton Cottage

Station Road, St. Margarets-At-Cliffe

An attractive and spacious detached family home, offered with no onward chain, set within charming walled gardens that provide both privacy and character.

Situation

Clifton Cottage is situated on the Station Road close to the high street in St Margaret's at Cliffe, occupying a wonderful location in the heart of the village. The locality offers a good array of amenities within walking distance, including a general store, post office, hairdressers and a selection of public houses and cafes. This picturesque village has a popular sheltered beach with a cafe and public inn, surrounded by protected National Trust land, gently undulating hills and the dramatic White Cliffs. The Harbour town of Dover lies to the South with an impressive marina and the charming town of Deal to the North offers a mix of traditional seaside vibe, coupled with independent shops and plenty of eateries. The A2 provides easy access to the motorway network and rail services from Martin Mill link to the Javelin high speed to London St Pancras. A convenient bus service runs to and from the village to the surrounding area.

The Property

Clifton Cottage is a unique home formed by the thoughtful merging of two distinct properties—one pre-Victorian and the other from the late 1940's—creating a residence full of character and timeless charm. This enchanting cottage boasts a captivating façade and offers surprisingly spacious interiors. Set within generous, secluded rear gardens, it provides a perfect blend of history, warmth, and privacy. Upon entering, you are greeted by a central hallway that leads into the sitting room, which spans the full length of the property. This bright and inviting space benefits from dual-aspect windows that flood the room with natural light, complemented by a focal point fireplace and dramatic brick surround. At the rear, the charming cottage-style kitchen features shaker cabinetry and overlooks the beautiful gardens. It offers plenty of storage, including a larder and a traditional butler's sink. From the kitchen, a door leads to a useful storage room with external access to the driveway. Adjacent to the kitchen is a central

hallway providing access back to the sitting room and onward to a tranquil garden room. This peaceful retreat is flooded with light through French doors that open directly onto the garden. On the ground floor, you'll find a convenient wet room alongside a versatile reception hall, which connects through to a separate formal dining room located at the front of the house. Upstairs, the landing leads to three generously sized bedrooms, including two spacious doubles. Two of the rooms offer charming views over the rolling countryside, while the principal bedroom benefits from dual-aspect windows overlooking the tranquil rear gardens. A separate bathroom and cloakroom complete the accommodation on this level, serving all three bedrooms. This much loved family home is double glazed, gas centrally heated and is being sold with no onward chain.

Outside

The property is set within generous, well-established gardens, bordered by mature hedging and trees that offer a high degree of privacy. A gravel driveway to the side provides ample parking, complete with electric charging facility, and leads to a large workshop/outbuilding measuring Approx 24' 1" x 22' 2" (7.34m x 6.75m), also useful for additional storage. The front garden is beautifully landscaped with a whimsical, cottage-style charm, featuring well-tended lawns and a variety of trees and shrubs that extend around to the side. A central pathway leads to the front door, with the property set back from the road behind an attractive low brick wall and surrounding shrubbery. There is access to the rear garden from both sides of the property, including through a wrought iron side gate. To the rear, the generous landscaped garden enjoys excellent seclusion, with well-stocked borders and a stone-paved terrace adjoining the property—perfectly positioned opposite the garden room. Attractive brick walls provide a beautiful backdrop and enclose much of the space, giving the garden a wonderful walled garden feel, full of charm and character and offering a peaceful, private setting.

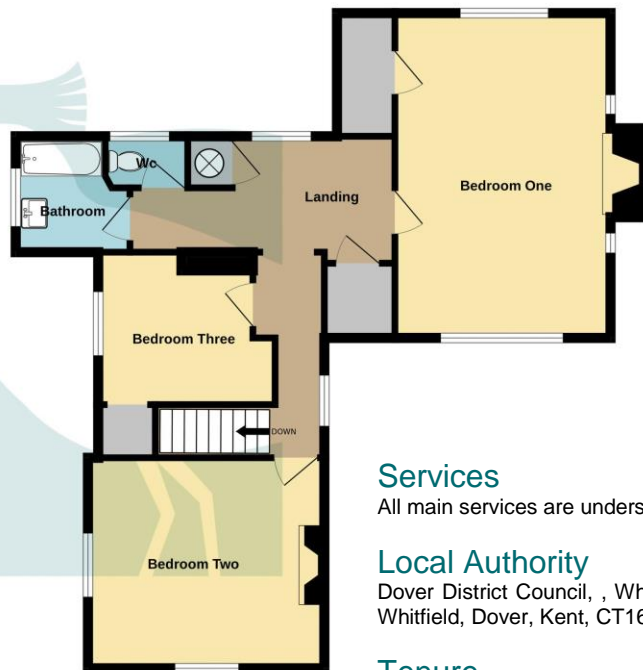


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
1003 sq.ft. (93.2 sq.m.) approx.



First floor
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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Sitting Room

18' 10" x 14' 7" (5.74m x 4.44m) max to fireplace.

Garden Room

9' 5" x 4' 10" (2.87m x 1.47m)

Kitchen

13' 11" x 10' 6" (4.24m x 3.20m)

Reception Hall

13' 9" x 11' 10" (4.19m x 3.60m) max to inc. staircase and fireplace.

Dining Room

12' 6" x 12' 3" (3.81m x 3.73m)

Wetroom

10' 5" x 3' 5" (3.17m x 1.04m)

First Floor

Bedroom One

18' 11" x 12' 7" (5.76m x 3.83m)

Bedroom Two

13' 8" x 12' 3" (4.16m x 3.73m)

Bedroom Three

L-shaped 10' 4" max x 8' 3" max (3.15m x 2.51m)

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

WC

4' 10" x 2' 10" (1.47m x 0.86m)

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: E

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

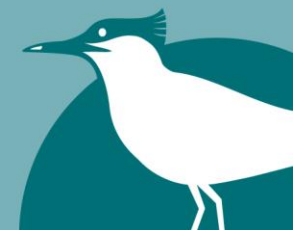
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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