



8 Roman Way
St. Margarets-At-Cliffe, CT15 6AH
£335,000

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8 Roman Way

St. Margarets-At-Cliffe, Dover

A modern semi-detached bungalow in a peaceful residential area within the ever popular St Margaret's at Cliffe village. No onward chain.

Situation

Roman Way is situated south of the village centre offering a range of local amenities including a primary school, general store, post office, hairdressers, and a selection of pubs and cafés as well as regular bus services. The surrounding countryside consists of gently undulating hills, the iconic White Cliffs of Dover, and the popular St Margaret's Bay beach, which is nestled within protected National Trust land. The nearby towns of Deal to the north and Dover to the south provide a wider selection of shopping, sports, and leisure facilities. Dover port offers regular ferry services to the continent, while the mainline railway station at Martin Mill, approximately two miles away, provides access to the Javelin high-speed service to London St Pancras.

The Property

No: 8 comprises a modern semi-detached bungalow set in a quiet residential area of like styled properties on the edge of St Margarets at Cliffe village. The property has been extended to the rear and now offers spacious and versatile accommodation throughout. There also remains scope for a loft conversion, subject to the necessary planning consents. From the entrance porch, an inner hallway leads to a generous double bedroom at the front, alongside a bright and well-proportioned sitting room. To the rear are two further bedrooms – one currently utilised as a study – served by a modern family bathroom with overhead shower. The heart of the home is the spacious kitchen/dining room, which has been opened up and updated to create a welcoming, open-plan space with a delightful outlook over the garden. The property benefits from gas central heating and full double glazing.

Outside

The property is set back from the road by a lawned front garden with a central pathway. To the side, a driveway provides off-road parking and leads to a single garage. The private rear garden is predominantly laid to lawn, with areas of shingle and a patio adjoining the property, ideal for outdoor seating and dining. Additional features include a timber shed, raised beds, and established flower borders. An external WC is located behind the garage.

Services

All mains 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: D

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
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Porch

5' 11" x 3' 4" (1.80m x 1.02m)

Hallway

18' 9" x 4' 1" (5.71m x 1.24m)

Bedroom Two

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

Sitting Room

15' 2" x 10' 10" (4.62m x 3.30m)

Principal Bedroom

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m)

Bathroom

7' 11" x 4' 11" (2.41m x 1.50m)

Kitchen/Dining room

20' 6" x 7' 10" (6.24m x 2.39m)

Garage

16' 9" x 8' 11" (5.10m x 2.72m)

External WC

5' 7" x 2' 9" (1.70m x 0.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	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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