



Cherry Tree House, Goodwin Road
St. Margaret's Bay, CT15 6ED
£995,000

colebrooksturrock.com





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Cherry Tree House

Goodwin Road, St. Margaret's Bay

Idyllically positioned to capture wonderful sea views, this beautifully presented home combines effortless style with an enviable sense of place.

Situation

Set within the prestigious Goodwin Road, one of St Margaret's Bay's most desirable addresses, Cherry Tree House enjoys a tranquil position bordering National Trust land and the dramatic White Cliffs coastline. Surrounded by an Area of Outstanding Natural Beauty, residents benefit from breath taking sea views, scenic cliff-top walks, and excellent local amenities. With charming village facilities nearby, Dover and Deal within easy reach, and high-speed rail connections to London from Martin Mill, this is coastal living at its finest.

The Property

Occupying an enviable position in the highly desirable coastal setting of St Margaret's Bay, this exceptional detached residence enjoys spectacular far-reaching views across the surrounding countryside towards the bay. Beautifully refurbished and immaculately presented, the enviable home combines generous proportions with versatile accommodation, an abundance of natural light and extensive glazing that makes the most of its outstanding outlook.

Internally, an impressive entrance hall opens into a magnificent open-plan living space, with French doors leading onto an elevated decked terrace and creating a seamless connection between the house and garden. The stylish family kitchen is well equipped with integrated appliances and enjoys direct access to a further seating area overlooking the beautifully maintained wrap-around garden. The ground floor also provides an additional bedroom and bathroom, together with a useful utility area and a further reception room featuring floor-to-ceiling windows. This versatile room could equally serve as a snug, home office or peaceful retreat. Two staircases provide access to the first-floor accommodation, creating an interesting and flexible layout. The principal bedroom benefits from direct access to the roof terrace, where the panoramic views across St Margaret's Bay provide a truly exceptional setting. A further generous double bedroom enjoys ensuite facilities and its own access to the terrace. This distinctive home combines stylish contemporary living with an exceptional setting and also has the potential to be offered for sale with no onward chain.

Outside

Mature hedging and a five-bar gate open onto a sweeping private driveway, providing a sense of seclusion and convenient access to the double garage. A wide decked terrace extends across the rear of the house, creating an ideal setting from which to relax and enjoy the wonderful outlook. Beyond, the garden gently descends via steps through a series of landscaped areas, with established borders planted with a varied selection of mature shrubs and bushes. Lawns are thoughtfully divided by picket fencing, while a mature woodland copse to the rear boundary provides a natural backdrop and further enhances the sense of privacy.

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

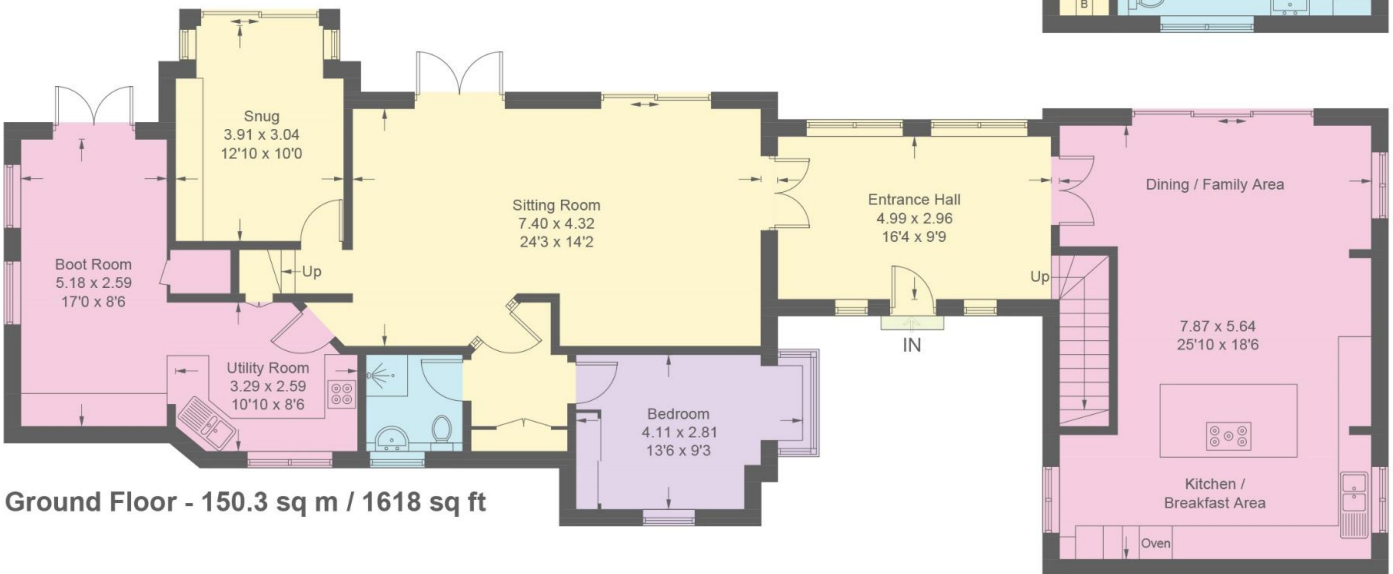
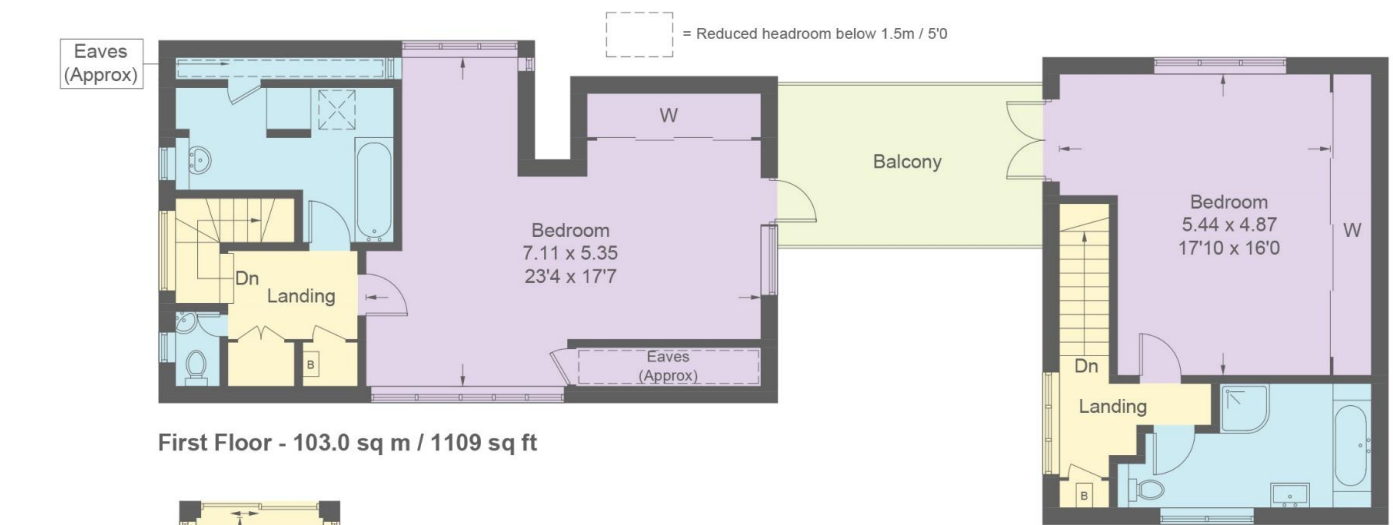
EPC Rating: D

Current Council Tax Band: G

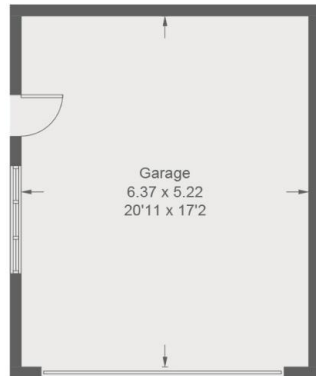
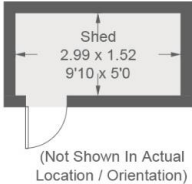
Agents Note

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.

Cherry Tree House, Goodwin Road, St. Margarets Bay, Dover



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Outbuildings
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 253.3 sq m / 2727 sq ft
Outbuildings = 37.5 sq m / 404 sq ft
Total = 290.8 sq m / 3131 sq ft
(Including Eaves)

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. (ID1340321)





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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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