



Groves Cottage, Chapel Lane
St. Margarets-At-Cliffe, CT15 6BL
£315,000

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Groves Cottage

Chapel Lane, St. Margarets-At-Cliffe, Dover

CHAIN FREE. A delightful, detached character cottage set within the heart of this picturesque coastal village.

Situation

Chapel Lane is a picturesque, winding lane that runs parallel to the High Street in the heart of the village. St Margaret's-at-Cliffe offers a range of local amenities, including a primary school, general store, post office, hairdressers, and a selection of pubs and cafés. The village is surrounded by gently rolling 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

Nestled in the heart of the picturesque village of St Margarets-At-Cliffe and within the village conservation area, Groves Cottage is a charming late Victorian detached bungalow, beautifully combining period character with modern-day living. Elegantly arranged over a single level, this unique timber-framed property features striking weatherboard elevations beneath a pitched clay pantile roof and has been thoughtfully refurbished and enhanced by the current owners to create a peaceful and inviting retreat.

The accommodation is approached via an entrance hallway leading to the kitchen and second bedroom, which benefits from its own ensuite shower room. The kitchen opens into a spacious dining room/study, providing a versatile space for everyday living and entertaining, with direct access to the garden. A separate sitting room offers a cosy and relaxing space, ideal for winter evenings, while the principal bedroom features its own ensuite bathroom. A useful cellar, situated beneath bedroom two, provides

additional storage and measures approximately 11' 6" x 2' 11" (3.50m x 0.90m), with a depth of approximately 6' 11" (2.10m). The property is gas centrally heated and offered for sale with no onward chain.

Outside

The property is beautifully framed by a charming brick wall and picket gate, which opens onto a pathway leading to a wrap-around lawn bordered by an array of vibrant shrubs, bushes, and carefully curated plantings. A practical outdoor storage shed complements the garden, while a decked area with a secluded seating nook offers a tranquil spot to unwind. Slightly elevated, the garden enjoys views over Cripps Lane, and to the side, a tandem driveway provides convenient off-road parking. In addition, there is a useful rain water harvesting tank with a 1.7 cubic meter capacity.

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: C

EPC Rating: C

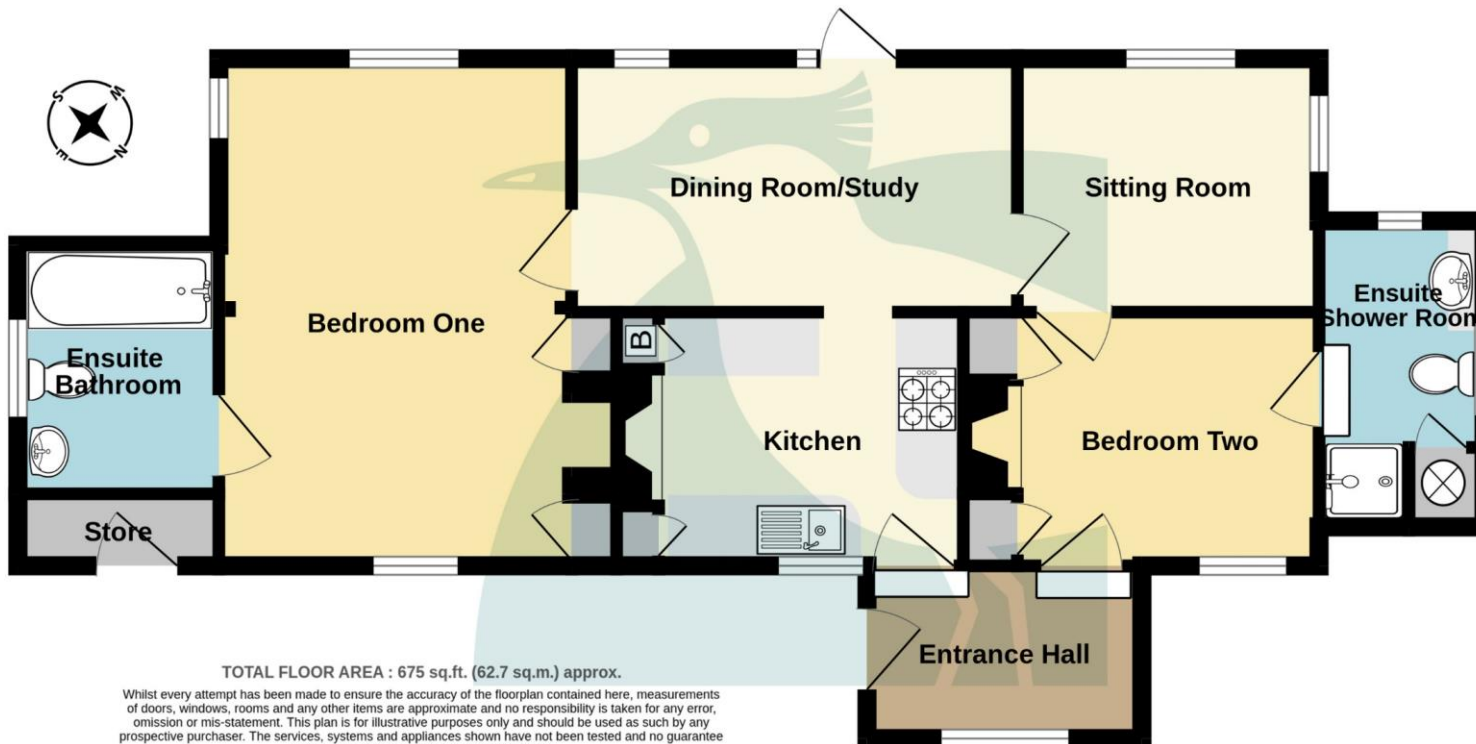
Agents Note

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 675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Entrance Hall

8' 8" x 5' 4" (2.64m x 1.62m)

Kitchen

9' 5" x 7' 10" (2.87m x 2.39m)

Dining Room/Study

13' 9" x 7' 8" (4.19m x 2.34m)

Sitting Room

9' 4" x 7' 10" (2.84m x 2.39m)

Bedroom Two

9' 5" x 7' 10" (2.87m x 2.39m)

Ensuite Shower Room

9' 5" x 5' 1" (2.87m x 1.55m)

Bedroom One

16' 0" x 10' 8" (4.87m x 3.25m)

Ensuite Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

Store

6' 4" x 2' 3" (1.93m x 0.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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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