



Apartment 5, The Old Vicarage St. Georges Place  
St. Margarets-At-Cliffe, CT15 6GG  
£285,000

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# Apt 5, The Old Vicarage

## St. Georges Place, St. Margarets-At-Cliffe

A stylish first floor apartment boasting immaculately presented accommodation, and a peaceful and idyllic setting, within this sought after village.

### Situation

Nestled within serene private gardens and lush woodland, The Old Vicarage stands as a striking example of architecturally designed excellence. Situated in the tranquil enclave of St George's Place, it enjoys a peaceful ambiance while being conveniently close to the village centre, which hosts a range of amenities. Nearby, the sea beckons with its sheltered beach and cliff top walks along the coastal path, all set amidst the protected expanse of National Trust Land. For broader options, the vibrant towns of Deal and Dover lie to the north and south respectively, boasting diverse shopping and leisure opportunities. Just over a mile away, the Martin Mill mainline railway station provides regular coastal services and swift connections to London St Pancras via high-speed links. Moreover, easy access to the southern motorway network further enhances the accessibility of this prime location.

### The Property

Set beside the village cricket ground and just a short stroll from the centre, The Old Vicarage is an elegant collection of ten bespoke apartments, designed by award-winning architects Clague Architects and completed in 2006. Apartment 5, located on the first floor, combines contemporary design with practical living. A spacious open-plan layout is bathed in natural light from a striking bay window, while a glazed door opens onto a private south-west facing balcony—an ideal setting for enjoying afternoon sunshine and evening sunsets. The sleek, modern kitchen features integrated appliances including dishwasher, fridge/freezer, oven and hob. There are two generous double bedrooms, including a principal bay windowed suite with an en-suite shower room and the added benefit of a walk-in wardrobe. A stylish family bathroom serves the second bedroom. Premium finishes throughout, such as solid oak doors and brushed chrome fittings, complete this beautifully appointed home.

### Outside

Apartment 5 is accessed via a grand main entrance and communal hallway, secured by an entry phone system. Situated on the first floor, the apartment benefits from a private decked balcony with a south-west facing aspect, providing an ideal space to enjoy afternoon and evening sun. Set within approximately one acre of beautifully landscaped grounds, the property features formal and kitchen gardens, a private woodland area, and a discreet gate onto Well Lane, providing a picturesque shortcut to the village centre. The apartment further benefits from an allocated parking space, additional visitor bays, a cycle store, and a shared refuse area.

### Services

All mains' services are understood to be connected to the property. Tenure & Maintenance Charges Leasehold with share of freehold.

### Local Authority

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

### Tenure & Maintenance Charges

Leasehold with share of freehold.  
107 Years remaining on the lease.  
Annual maintenance charge of £2,966.38

### Current Council Tax Band: C

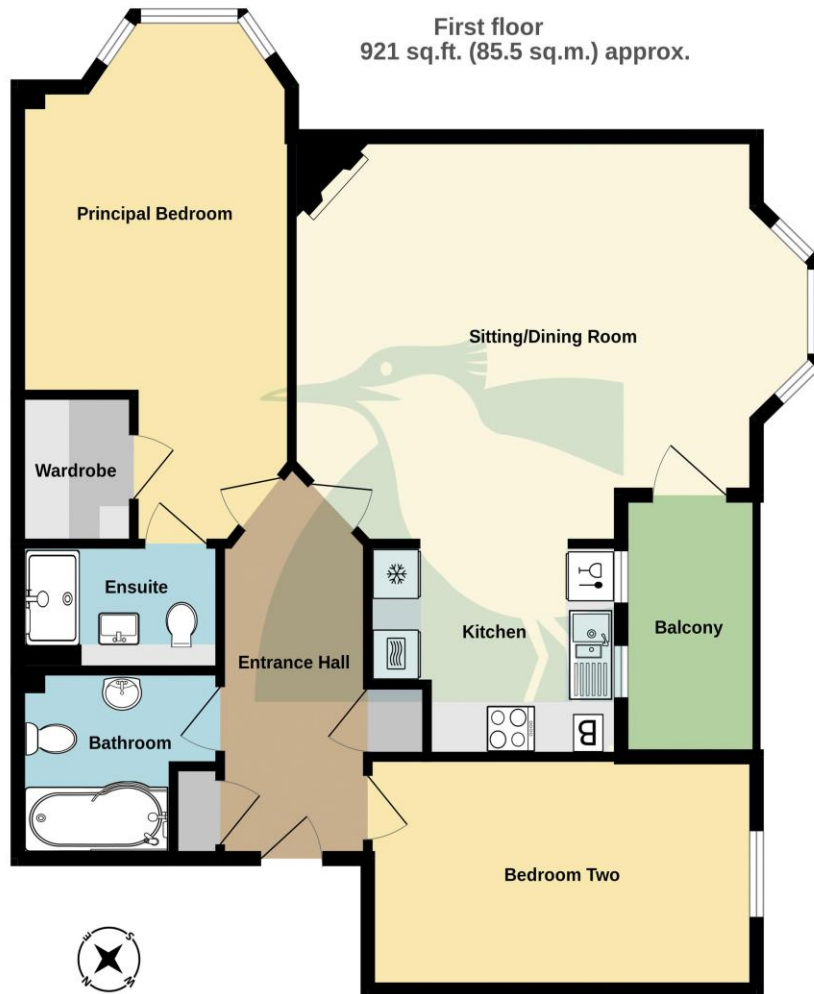
### EPC Rating: B

### 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**



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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 Hallway**  
15' 6" x 5' 3" (4.72m x 1.60m)

**Sitting/Dining Room**  
21' 4" into bay x 15' 11" (6.50m x 4.85m)

**Kitchen**  
8' 8" to front of fitted units x 8' 4" (2.64m x 2.54m)

**Principal Bedroom**  
20' 8" (6.29m) max into bay reducing to 12' 0" (3.65m) x 11' 2" (3.40m) reducing to 5' 11" (1.80m)

**Wardrobe**  
5' 10" x 4' 9" (1.78m x 1.45m)

**Ensuite**  
8' 4" x 4' 10" (2.54m x 1.47m)

**Bedroom Two**  
16' 2" x 9' 2" (4.92m x 2.79m)

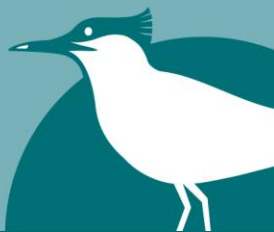
**Bathroom**  
7' 10" max x 7' 4" (2.39m x 2.23m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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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