



## Brown Cottage

27 St Margarets Road | St Margarets Bay | Dover | Kent | CT15 6EG

 FINE & COUNTRY



# Step inside

## Brown Cottage

It has always been said that position is the most vital aspect to consider when buying a house. So whether you are looking for a permanent home or a wonderful seaside holiday and weekend retreat this delightful extended and modernised characterful cottage with delightful countryside views should tick all the right boxes. It is located in picturesque surroundings part way down a quiet private road in St Margaret's Bay, that ultimately leads to the Pines Gardens and access to the beach.

There is a separate entrance to the garage while off road parking and a lower patio, surrounded by curved and balustraded steps, lead up to the front entrance. With its white painted brickwork, dark framed windows and pitched roof porch, the cottage has charming character external appeal. However once you cross the threshold, there is a surprise in store as the whole of the interior has been impressively modernised to very high standard creating a stunning 21st century home.

The porch features attractive tiled flooring and seating. It leads through to the central modern oak staircase and the ground floor accommodation with herringbone wood flooring. There is a superb kitchen/diner with lovely rural views, charcoal grey units housing a Neff double oven as well as a dishwasher and fridge freezer. A large central island includes a Smeg five ring gas hob and a double drinks cooler while you will also find a pantry, a cloakroom with laundry facilities, a glazed door to a rear gravel pathway and access to a spacious understairs cupboard providing excellent storage, while the dining area provides plenty of space for family get togethers and entertaining.

In the other direction is the attractive sitting room with a bay window, a modern log burning stove and French doors to a light and bright dual aspect study with three bi-fold doors to a raised terrace. This has steps down to the garden and it is where you can enjoy outdoor entertaining and barbecues as well as taking in the views down the garden and across the valley.

There are even more delights on the first floor where a long tiled corridor incorporates four sets of wide full height windows and three skylights providing plenty of natural light and leads to the contemporary bathing facilities and sleeping accommodation. These include a wonderful family bathroom with a Lusso oval stand-alone bath, a wet room style shower and a trendy basin as well as an ultra-modern wet room with a fascinating black basin and toilet. There are four double bedrooms that all face towards the sea so have views over the valley. They include one with fitted shelving and hanging space and the dual aspect first bedroom that also has fitted shelving as well as a trapezoid window that provides views over the garden.

A wicket gate leads to the charming and very secluded garden with is a lawn flanked by vast shrub beds and a wildlife pond as well as a pathway leading down to the garage. The whole garden is backed by a bank of impressive trees and is bordered by hedging beside the road offering privacy and security, while space under the raised decked terrace provides storage facilities.









# Seller Insight

“ I bought this house about 10 years ago as a calm retreat from the hustle and bustle of London. Over the years I have thoroughly enjoyed extended and modernised the property to become the gorgeous modern but characterful home you see today. The location is wonderful as there are the delightful views and we can stroll down to the beach for a drink or a meal at the well-known Coastguard pub or pop into the Pines Garden and enjoy a relaxing wander around the grounds.

St Margaret's provides everything you might need on a daily basis and includes a post office, village shop, doctor's surgery and the Smugglers pub. The village also has a wide range of societies and clubs including bowls, tennis, cricket and football as well as a history and horticultural society and amateur dramatics. There are two riding stables and a primary school rated Outstanding by Ofsted. While Dover, Folkestone, Sandwich, Thanet and Canterbury have excellent grammar schools, many rated Outstanding by Ofsted and top class private schools are also available in the surrounding towns.

It is not far from Dover and Folkestone for immediate access to the Continent and beyond, while the high speed train from Martin Mill mainline station can whisk commuters to St Pancras within about an hour and a quarter and even less time from Dover Priory. It is only a short drive to the lovely town of Deal with its seafront, individual shops, historic pier, bars and restaurants while the City of Canterbury, with its high street stores, independent shops, theatres, schools, universities and historic buildings is within easy reach. For golfing aficionados there is the Walmer and Deal golf club and slightly further afield are famous championship links courses including the Royal St Georges and Princes in Sandwich and Royal Cinque Ports at Deal. Sailing enthusiasts can enjoy their sport through the Royal Cinque Ports Sailing club out of Dover.

St Margaret's Bay has long been a magnet for famous names. Miriam Margolyes has a holiday home here while Lord Byron, Peter Ustinov, Noel Coward and Ian Fleming were among its past illustrious residents. Indeed it is said that '007' was named after the number of the local bus! When you visit the village, you can understand why these well-known luminaries have spent time in this special place.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









**Travel**

By Road:	
Martin Mill Station	2.1 miles
Dover Priory	5.2 miles
Channel Tunnel	16.2 miles
Canterbury	17.7 miles
Gatwick Airport	83.0 miles
Charing Cross	79.5 miles
By Train from Dover Priory	
St Pancras	1hr 4mins
Canterbury East	16 mins
Charing Cross	1hr 42 mins
Victoria	1hr 30 mins
Ashford International	26 mins
Martin Mill to St Pancras	1hr 16mins

**Leisure Clubs & Facilities**

Post Office Village Shop  
 The Deli  
 Walmer and Kingsdown Golf Club  
 Royal St. George's Golf Club  
 Prince's Golf Club  
 Cinque Port Golf Club  
 St. Margaret's Bowls and Social  
 St. Margaret's Players  
 History and Horticultural clubs  
 Tennis, Cricket and Football Clubs

**Healthcare**

Dr. Bahadur  
 Penchester Health  
 St. James' Surgery  
 Kent and Canterbury Hospital  
 Buckland Hospital

**Education**

Charlton C. of E. Primary  
 Deal Parochial C. of E. Primary  
 St. Margaret's at Cliffe Primary  
 Dover College (Junior)

01304 852425  
 07512 672947  
 01304 373256  
 01304 613090  
 01304 611118  
 01304 374007  
 01304 853867  
 01304 852975

01304 852291  
 01304 865577  
 01304 225559  
 01227 766877  
 01304 222510

01304 201275  
 01304 374464  
 01304 852639  
 01304 205969

**Secondary Schools:**

Dover Grammar (Boys)	01304 206117
Dover Grammar (Girls)	01304 206625
St. Edmund's Catholic School	01304 201551
Sandwich Technology School	01304 610000
Sir Roger Manwood's Grammar	01304 613286
Kings School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
Dover College	01304 852639
Duke of York	01304 245023

**Entertainment**

The Smugglers	01304 853404
The Coastguard	01304 851019
The Lantern Inn	01304 852276
Marlowe Theatre, Canterbury	01227 787787

**Local Attractions / Landmarks**

Pines Gardens and the Pines Calyx  
 South Foreland Lighthouse  
 The White Cliffs of Dover  
 Walmer Castle and Gardens  
 Dover and Deal castles  
 Secret War Tunnels

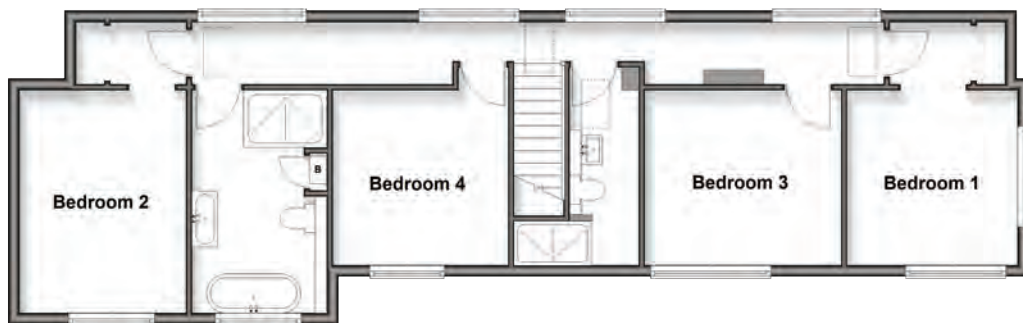
**Ground Floor**

Approx. 59.8 sq. metres (643.2 sq. feet)



**First Floor**

Approx. 76.5 sq. metres (823.8 sq. feet)



**Outbuilding**

Approx. 16.0 sq. metres (171.7 sq. feet)



**GROUND FLOOR**

- Entrance Hall
- Kitchen/Diner 25'7 (7.80m) x 12'5 (3.79m) narrowing to 10'0 (3.05m)
- Cloak Room/Utility Room
- Larder
- Sitting Room 17'9 (5.41m) x 12'3 into bay (3.74m) narrowing to 10'0 (3.05m)
- Study 10'1 x 7'9 (3.08m x 2.36m)
- Raised Terrace

**FIRST FLOOR**

- Landing
- Bedroom 2 12'5 x 9'6 (3.79m x 2.90m)
- Walk-in Wardrobe
- Bath/Shower Room 12'6 x 7'8 (3.81m x 2.34m)
- Bedroom 4 10'0 x 9'9 (3.05m x 2.97m)
- Shower Room
- Bedroom 3 11'2 x 9'9 (3.41m x 2.97m)
- Bedroom 1 10'11 x 9'9 (3.33m x 2.97m)
- Walk-in Wardrobe

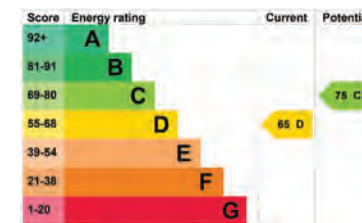
**OUTBUILDING**

- Garage 18'1 x 9'6 (5.52m x 2.90m)

**OUTSIDE**

- Front Garden
- Rear Garden

Council Tax Band: E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 29.04.2026



Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

