



Svenska Norman Road  
St. Margarets Bay, CT15 6DA  
£640,000

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# Svenska

Norman Road, St. Margarets Bay

A handsome detached property, set back from the road, with wrap around gardens, delightful outlook and no onward chain.

## Situation

The property is tucked away off a small spur from The Droveaway being a private road. This delightful setting with surrounding countryside consists of gently undulating hills and attractive walks across National Trust land including the dramatic White Cliffs of Dover. The village is not only picturesque but has a flourishing community including local primary school, general store and Post Office, along with a selection of public houses and cafes. The larger towns of Deal and Dover, to the North and South respectively, offer a good choice of shopping, sporting and leisure facilities. Dover port provides regular services to the continent and mainline railway station with links to the Javelin high speed service to London St. Pancras.

## The Property

Svenska is a deceptively spacious detached home arranged over two levels, set back from the road with wraparound gardens and far-reaching countryside views. A porch leads into a wide reception hall with built-in storage and an open-tread staircase. The bright, triple-aspect sitting room features a striking ragstone fireplace and patio doors to the rear garden. At the rear, a spacious kitchen/dining room includes a breakfast bar, integrated appliances, and double doors to a conservatory with access to the rear and side gardens. A rear vestibule provides side access and leads to a utility room. From the inner hall are two double bedrooms and a large bathroom with separate shower. Upstairs are three more double bedrooms, including a principal suite with en suite bath and shower, a small family bathroom, and eaves storage. While well-proportioned and well laid out, the property would benefit from updating—offering a superb opportunity to create a fantastic family home in a sought-after village setting.

## Outside

Externally, Svenska is set well back from the road, approached via a five-bar gate that opens to a private parking area and side driveway, leading to a single garage with additional storage space/workshop, and housing the warm air gas boiler. The front garden offers privacy, screened by a variety of mature trees, shrubs, and well-established planting. A lawned area surrounds a pond, enhancing the overall sense of tranquillity. Side access leads to a separate rear garden, where a paved terrace provides an ideal spot for outdoor dining or relaxation, enjoying uninterrupted views across the surrounding rolling countryside. Steps descend to a lower lawn, which is privately enclosed by mature hedging, offering a peaceful and sheltered retreat.

## Services

It is understood that all mains' services are connected with a warm air central heating system.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: G

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**



Total Approximate Area = 2499 sq ft / 232.1 sq m

Garage = 302 sq ft / 28 sq m

Total = 2801 sq ft / 260.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sitting Room

23' 9" x 18' 8" (7.23m x 5.69m)

## Kitchen/Dining Room

26' 5" x 10' 10" (8.05m x 3.30m)

## Conservatory

16' 9" x 7' 2" (5.10m x 2.18m)

## Utility

8' 8" x 4' 10" (2.64m x 1.47m)

## Bathroom

8' 7" x 7' 10" (2.61m x 2.39m)

## Bedroom Two

20' 0" x 11' 4" (6.09m x 3.45m)

## Bedroom Five

12' 0" x 10' 2" (3.65m x 3.10m)

## First Floor

## Bedroom One

19' 4" x 16' 1" (5.89m x 4.90m)

## Ensuite Bathroom

12' 11" x 7' 8" (3.93m x 2.34m)

## Bedroom Three

18' 5" x 14' 7" (5.61m x 4.44m)

## Bedroom Four

14' 8" x 10' 11" (4.47m x 3.32m)

## Shower Room

8' 6" x 4' 11" (2.59m x 1.50m)

## Garage

17' 9" x 13' 2" (5.41m x 4.01m)

## WC/Workshop

8' 6" x 4' 11" (2.59m x 1.50m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1363598

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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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