



Narooma, 8 St. Margarets Road
St. Margarets Bay, CT15 6EH
£650,000

colebrooksturrock.com





Narooma

8 St. Margarets Road, St. Margarets Bay

A deceptively spacious, modern detached bungalow occupying a commanding position with sea views to the front, within this highly sought after location.

Situation

Situated along a private road which carries on to the South Foreland Valley and rolling countryside, Narooma resides in a favoured location at the top of the village, within easy reach of the centre of St Margaret's at Cliffe, where a range of local amenities include a general store, post office, primary school and a selection of cafes, inns and restaurants. A bus service provides access to the larger towns of Deal and Dover where a wide range of independent and high street stores are present. The surrounding countryside consists of gently undulating hills, the dramatic white cliffs of Dover and the ever-popular St Margaret's Bay with its secluded beach and popular inn; The Coastguard, set among protected National Trust land. The main line railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras. Ferry services from Dover and the Channel Tunnel serve easy access to the Continent and beyond.

The Property

This spacious and lovingly maintained family home offers an abundance of light and generously proportioned accommodation, with the principal living areas positioned at the front to maximise the sea views. A wide entrance hall, with useful storage and a cloakroom, leads to a bright breakfast room, semi open plan to the spacious kitchen, fitted with a range of matching shaker cabinetry and integrated appliances. Beyond is a practical utility room housing the gas boiler and providing direct access outside. From the entrance hall, steps rise to the generous dual aspect sitting/dining room with picture windows and French doors opening onto a seaward facing balcony. In addition, there are three good size double bedrooms, all with built in wardrobe storage, serviced by a family bathroom with separate shower and a cleverly concealed ensuite shower room to the principal bedroom. This well-proportioned and much-loved family home is double glazed and gas centrally heated.

Outside

A block-paved driveway at street level provides off-road parking and access to the interlinked twin garages, fitted with one manual and one electric up-and-over door, power and lighting. Brick steps lead to the main entrance, passing a well-maintained front lawn bordered by colourful, well-stocked flower beds. Side access leads to the equally attractive rear garden, where a brick-walled boundary and mature planting create a peaceful and private setting. A brick-built, double-glazed garden room offers the perfect place to relax and enjoy the surroundings throughout the seasons, while a further side garden features a more natural meadow-style lawn, peppered with fruit trees, and the makings of a kitchen garden.

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: F

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.

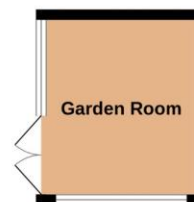


TOTAL FLOOR AREA : 2022 sq.ft. (187.9 sq.m.) approx.

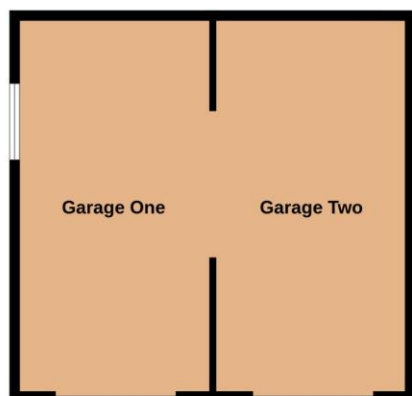
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Ground floor
1544 sq.ft. (143.5 sq.m.) approx.



Street level
478 sq.ft. (44.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting/Dining Room
22' 7" x 17' 7" max (6.88m x 5.36m)

Breakfast Room
11' 9" x 8' 9" (3.58m x 2.66m)

Kitchen
14' 4" x 8' 11" (4.37m x 2.72m)

Utility Room
9' 0" x 9' 0" (2.74m x 2.74m)

Principal Bedroom
12' 11" x 12' 8" (3.93m x 3.86m)

Ensuite
10' 1" x 5' 10" (3.07m x 1.78m)

Bedroom Two
11' 8" x 11' 1" plus recess (3.55m x 3.38m)

Bedroom Three
15' 5" x 9' 2" (4.70m x 2.79m)

Bathroom
11' 7" x 5' 1" (3.53m x 1.55m) plus door and shower recesses.

Garden Room
10' 5" x 9' 0" (3.17m x 2.74m)

Garage One
21' 5" x 11' 2" (6.52m x 3.40m)

Garage Two
21' 5" x 11' 2" (6.52m x 3.40m)

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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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