



4 Grosvenor Cottages, Margate Hill
Acol, Birchington, CT7 0HX
£230,000

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4 Grosvenor Cottages

Margate Hill, Acol, Birchington

An immaculately presented terraced cottage with a delightful garden and no onward chain.

Situation

Acol is a charming semi-rural village on the outskirts of Birchington, offering a peaceful countryside setting whilst remaining conveniently close to a wide range of local amenities and coastal attractions. The nearby village of Birchington provides an excellent selection of shops, cafés, restaurants, supermarkets, schools and medical facilities, together with the popular Minnis Bay seafront and sandy beach. Locally, Quex Park is just a short distance away and provides a wonderful range of leisure facilities including parkland, cafés, farm shop, seasonal events and the renowned Powell-Cotton Museum. The area is also well served by a choice of primary and secondary schools in Birchington, Westgate-on-Sea and the surrounding villages. Acol is well placed for commuters, with easy access to the A299 Thanet Way, regular rail services from Birchington, and nearby Thanet Parkway Station offering high-speed services to London St Pancras.

contemporary fully tiled bathroom. This attractive and exceptionally well-maintained cottage further benefits from double glazing, gas central heating and no onward chain.

Outside

Grosvenor Cottages sit side on to the road and have rights of way across the neighbouring properties giving access to both the front and rear. A west facing courtyard lies to the front whilst to the rear is an elevated private lawned garden enjoying an easterly aspect. The garden enjoys fully stocked flower borders, a paved seating area and a timber garden shed.

Services

All mains' services are understood to be connected to the property.

Local Authority

Thanet District Council, Cecil Street, Margate, Kent, CT9 1XZ.

Tenure

Freehold

Current Council Tax Band: B

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.

The Property

Grosvenor Cottages is a charming terrace of character cottages nestled in the peaceful village of Acol, offering an idyllic countryside setting while remaining well connected to local amenities. No. 4 enjoys a mid-terrace position and features beautifully presented, well-proportioned accommodation over three floors, complemented by a delightful garden. Shared pedestrian pathways to both the front and rear provide direct access to the ground floor rooms. The sitting room is situated to the front, while the spacious kitchen/dining room lies to the rear. Both rooms feature attractive bow windows overlooking the front courtyard and rear garden respectively. The lower ground floor offers an additional reception room, while the first floor comprises two bedrooms, a double and a well-sized single, together with a



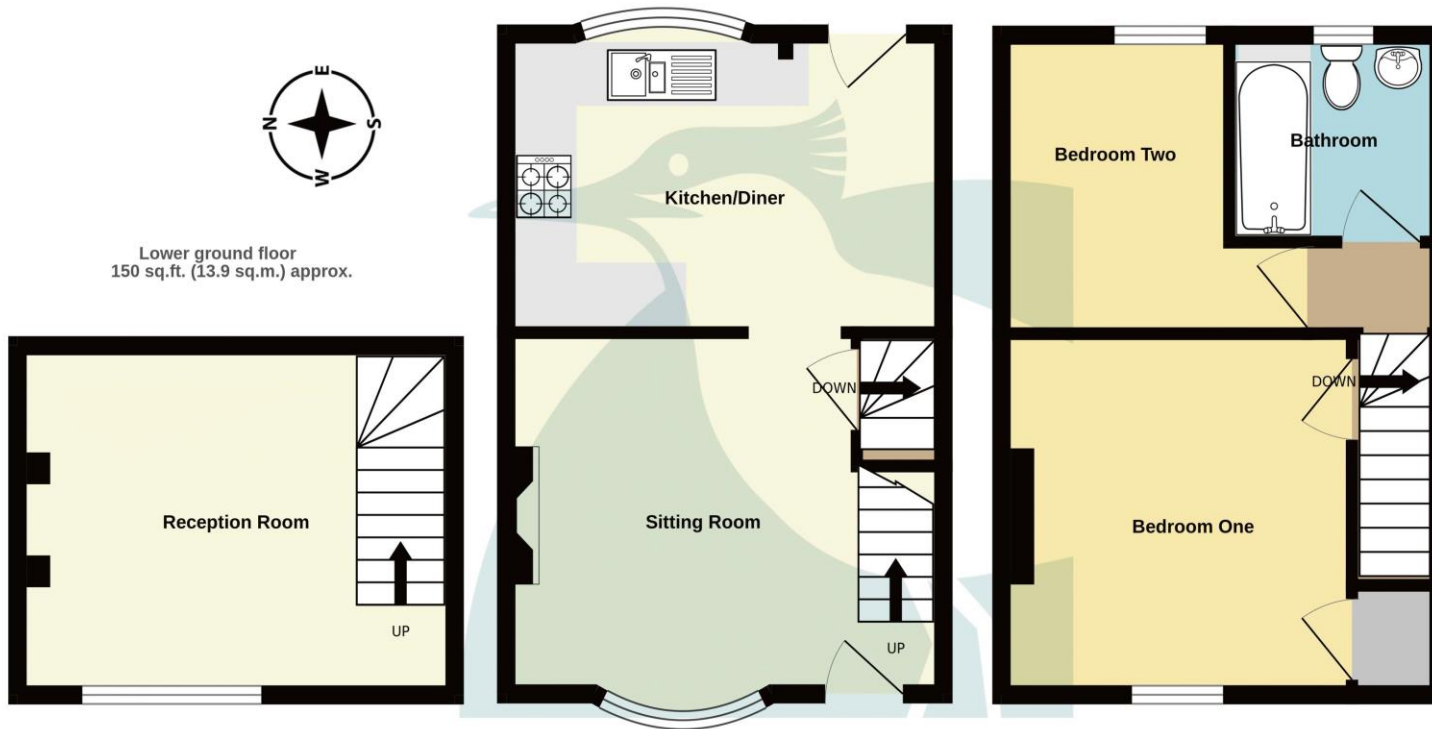


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
288 sq.ft. (26.7 sq.m.) approx.

First floor
283 sq.ft. (26.3 sq.m.) approx.

Lower ground floor
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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Sitting Room

14' 0" x 11' 2" (4.26m x 3.40m)

Kitchen/Diner

13' 11" x 9' 3" (4.24m x 2.82m)

Lower Ground Floor

Reception Room

13' 11" x 10' 11" (4.24m x 3.32m)

First Floor

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom Two

9' 5" x 7' 4" (2.87m x 2.23m)

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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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