



The Droveaway, St. Margarets Bay


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Nimrod
15 The Droveaway
St. Margarets Bay
Dover
Kent
CT15 6DH



Description

Ground Floor

- Entrance Porch
- Hallway
- Kitchen/Dining Room
17'11 x 16'10
(5.46m x 5.13m)
- Utility Room
11'8 x 6'4
(3.56m x 1.93m)
- Study/Bedroom 4
12'11 x 9'6
(3.94m x 2.90m)
- Lounge
22' x 10'9
(6.71m x 3.28m)
- WC

First Floor

- Landing
- Bedroom One
15'8 x 10'8
(4.78m x 3.25m
with built-in
wardrobe)
- En-Suite Shower
Room
8'2 x 5'9
(2.49m x 1.75m)
- Bedroom Two
13'0 x 9'7
(3.96m x 2.92m)
- Bedroom Three
9'7 x 9'5
(2.92m x 2.87m)
- Family Bathroom
8'7 x 5'9
(2.62m x 1.75m)

External

- Front/Driveway
- Rear Garden

Property

A four bedroom detached home in the popular St. Margarets Bay. The property is lovely and bright, and as you walk around the property there is great feeling of space. The current owners have carried out numerous improvements in their time at the property including the conversion of the garage to create the dining area and utility room.

The property would make an ideal home for a growing family and is in an ideal location due to being in a quiet location, just a stones throw from the beach; yet is within easy reach of both Dover and Deal.

In its current layout the property comprises of an entrance porch, hallway, amazing kitchen/dining Room, utility room, study/bedroom 4, W/C and a large lounge which has patio doors leading to the garden. On the first floor there are three double bedrooms, an en-Suite to the master, the family Bathroom and a useful airing cupboard. To the rear of the property is a patio as you come out of the lounge, with then stairs down to the lawn and a shed and another patio area at the rear.

There is also a driveway which provides off street parking for 2/3 cars.

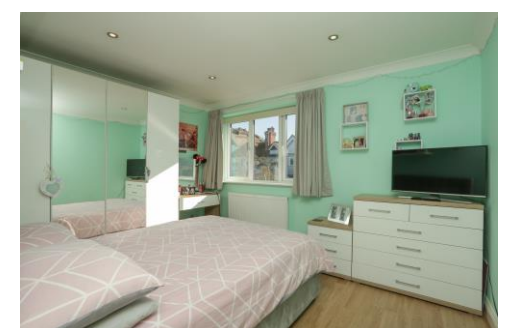
A further benefit would be that the property is being offered with no onward chain.



Location

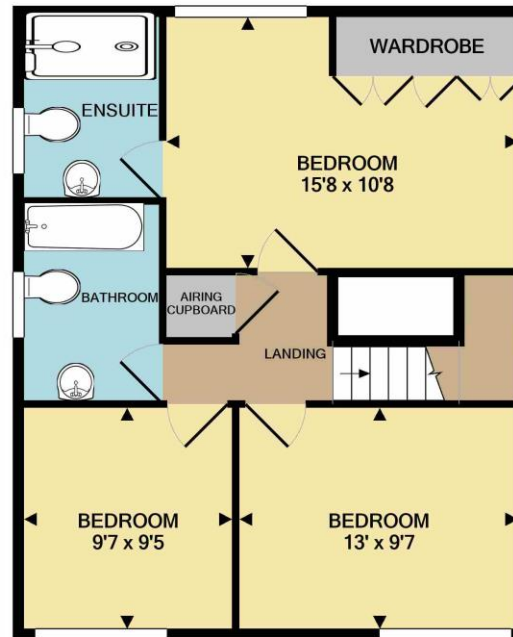
St. Margaret's Bay is situated on the South East coast between Dover and Deal. The charming village has several local shops, a 12th century parish church, village hall, post office, a number of pubs and stunning picturesque rural scenery. The beach at St. Margaret's Bay is famous for being the closest point to France and is consequently where most Channel swimmers begin their marathon 21-mile swim. The white chalk cliffs above the bay are said to be the first place the sun reaches each morning on mainland Britain and offering some delightful walks. There are golf courses at nearby Kingsdown and Deal with St George's at Sandwich, a British Open venue.

Communications links are excellent with the nearby A2 providing access to the M2 and the A20 at Dover links to the M20. Martin Mill railway station is on the same line as the HS1 high-speed service to London St Pancras. Links to the Continent are excellent with ferry services from the Port of Dover, together with Shuttle services via the Channel Tunnel and the Eurostar service from Ashford International.





GROUND FLOOR
APPROX. FLOOR
AREA 859 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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