

Crevecoeur House Westcliffe



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3,565 sq ft (331 sq m) | Freehold
Open plan living/kitchen/dining space
5 bedrooms | 5 bathrooms
Outdoor kitchen/bar | Parking area
About 0.5 of an acre

A substantial and characterful barn conversion with timber-clad elevations, beautifully appointed interiors, extensive grounds, and outdoor kitchen and bar

Crevecoeur House is an attractive and substantial barn conversion, offering more than 4,100 sq ft of versatile accommodation arranged across three floors. The property combines traditional timber-clad elevations and a wealth of character, including exposed timber beams and vaulted ceilings, with contemporary interiors to create an impressive and highly individual family home in an appealing rural setting.

The accommodation has been thoughtfully arranged around the property's distinctive layout and outlook. The welcoming reception hall leads into a spacious open-plan living/dining and kitchen area, fitted with sleek contemporary cabinetry, a large central island and ample space for seating and dining. Two well-proportioned bedrooms, each with an en suite shower room, are also located on this floor, together with a cloakroom, adjacent boot room and useful utility room.

The first floor provides a magnificent principal bedroom suite with a dedicated dressing room and en suite bathroom. Two further generous bedrooms, both with en suite facilities, complete this level. The top floor provides further flexibility, comprising an additional bedroom or mezzanine area, while a useful cellar is situated on the lower ground floor.

Outside, the property is approached via a sweeping gravel driveway providing parking for several vehicles.

The beautifully maintained grounds include well-kept lawns bordered by mature trees and established planting, together with a stone-flagged terrace and expansive decked area. A generous detached kitchen and bar provides an excellent space for outdoor entertaining, while the grounds offer an attractive setting in which to relax and enjoy the surrounding countryside.



Location

Crevecoeur House is situated in Westcliffe, on the edge of the sought-after coastal village of St Margaret's-at-Cliffe, surrounded by attractive countryside and within easy reach of the Kent coast. St Margaret's-at-Cliffe offers a useful range of local amenities, including village shops, a post office, doctors' surgery, pubs, and restaurants, while St Margaret's Bay provides access to the beach, the famous white cliffs and scenic coastal walks. Additionally, St Margaret's Bay primary school has an "Outstanding" Ofsted rating.

The historic port Dover lies less than four miles away, offering a comprehensive range of shopping, leisure and recreational facilities, together with Dover Castle and ferry connections to the Continent. The fashionable seaside town of Deal is also within easy reach, while the cathedral city of Canterbury, with its extensive shopping, cultural and educational facilities, is accessible via the A2.

Well-regarded independent schools in the area include Dover College and the Duke of York's Royal Military School, while Dover's grammar schools provide further educational options.

Transport links are convenient, with Martin Mill station nearby providing services towards London, and Dover Priory offering high-speed services to London St Pancras. The A2 provides excellent road connections to Dover, Canterbury and the wider Kent motorway network.

Postcode region: CT15

General

Local Authority: Dover District Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with the relevant regulations. Confirmation is being sought.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Crevecœur House Dover Road, Westcliffe
Main House internal area 3,565 sq ft (331 sq m)
Kitchen & Bar internal area 555 sq ft (51 sq m)
Total internal area 4,120 sq ft (382 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Strutt & Parker Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700 | canterbury@struttandparker.com



@struttandparker struttandparker.com

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