



Skyfall, Sea View Road, St Margaret's Bay, Kent

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# Skyfall, 4 Sea View Road, St Margaret's Bay, Kent CT15 6EE

A sleek contemporary three-storey detached seaside residence within popular and convenient St Margaret's Bay

Martin Mill station 2.3 miles (London St Pancras from 74 minutes), A2 2.9 miles, Dover Priory station 4.9 miles (London St Pancras from 66 minutes), Deal 7 miles, Canterbury 20.4 miles

Entrance hall | Drawing room | Library/pool room | Cinema room | Gym/play room | Kitchen/dining room | Utility | Larder | Cloakroom  
Principal bedroom with en suite bathroom  
3 Further bedrooms, all with en suite shower rooms | Shower room | 4 Balconies | Garden Garage | EPC rating B

## The property

Skyfall is a striking modern, detached property offering unique and versatile accommodation spanning three adaptable, light-filled floors. It enjoys a wealth of sociable spaces totalling over 3,800 sq ft, with four balconies, a peaceful private garden and some views out to sea.

On the basement level are an array of rooms well-suited to cooler surroundings, including a large cinema room and gym/play room with sliding doors to an outside area at the front, a well-appointed utility with cabinetry and sink, a larder, modern shower room and easy access to the attached garage.

The ground floor has a pair of front-facing balconies, one accessed via the stylish library/pool room, with its cylindrical wood-burning stove, and the other from the capacious kitchen and dining space which has a curved brick glass wall, array of glossy handleless cabinetry, deluxe appliances and a large central island with inset sink. The 24 ft dual-aspect drawing room, which would also make a fabulous dining room, has

wide bi-folding doors to the south-westerly sun terrace. There is also a cloakroom.

The attractive open turned wooden stairway rises to the first-floor level, which houses four well-proportioned bedroom suites. Both the principal and second bedrooms have sliding glazed doors opening to full-width balconies and considerable sliding integrated wardrobes, with the principal benefitting from a luxury en suite bathroom and the second an en suite shower room. The two further bedrooms are well-served by their own cleverly arranged en suite shower facilities.

## Outside

The property sits in a desirable private plot enclosed via white rendered walls with neat topiary hedging atop.

A brick-laid driveway leads to the integral garage, offering ample parking. There is a pair of handsome established trees to the front and a level lawn wrapping around three sides of the home, with a variety of manicured and attractive planting throughout. A decked rear terrace with an integrated patio cover with powered opening louvres offers shade/cover or various degrees of opening at the touch of a button.

## Location

St Margaret's village provides a range of local amenities, with further leisure, educational and shopping facilities in nearby Deal, Dover and Canterbury. There is also an array of well-regarded schooling available. St Margaret's Bay is a sheltered haven, with a clifftop mainly in the care of the National Trust providing some delightful walks and the shingle beach offering a popular café and an inn, The Coastguard. There are golf courses at nearby Kingsdown and Deal together with St George's at Sandwich.

Communications links are excellent: the nearby A2 provides access to the M2, the A20 at Dover links to the M20 and Martin Mill station provides the High-Speed service into London St Pancras. The area has good access to the Continent.















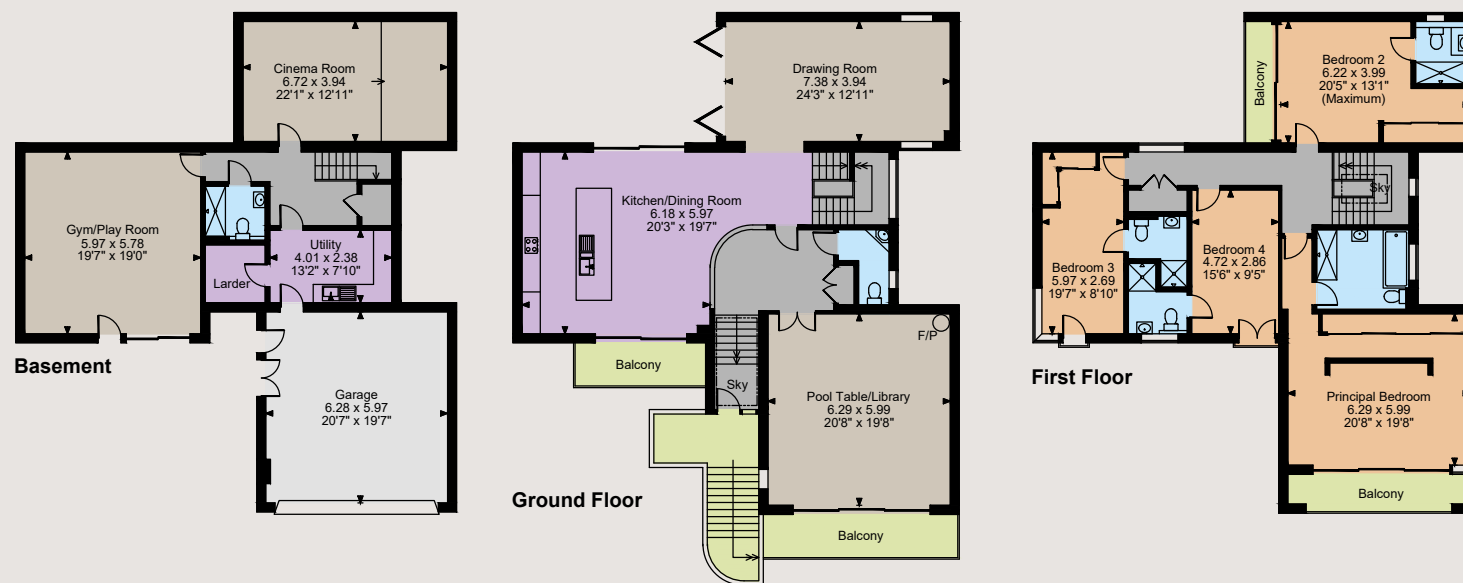
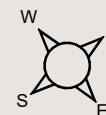








Skyfall, Sea View Road, St. Margarets Bay, Kent  
 Main House internal area 3,860 sq ft (359 sq m)  
 Garage internal area 404 sq ft (37 sq m)  
 Balcony external area = 277 sq ft (26 sq m)  
 Total internal area 4,264 sq ft (396 sq m)  
 For identification purposes only.



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

From the A2 at Whitfield and Dover: Follow signs to Deal and join the A256. Proceed for approximately 1 mile and turn right (signposted to St Margaret's at Cliffe). After passing through St Margaret's at Cliffe, turn right onto St Margaret's Road (almost opposite the turning for Granville Road). Continue straight ahead onto Sea View Road, where Skyfall can be found on the right-hand side.

## General

**Local Authority:** Dover District Council

**Services:** All mains services; gas central heating and underfloor heating. The property is fitted with solar panels to the roof.

**Council Tax:** Band G

**Tenure:** Freehold

**Agent's Note:** The property benefits from the balance of an NHBC guarantee from 2017.

**Guide Price:** £1,500,000

## Canterbury

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