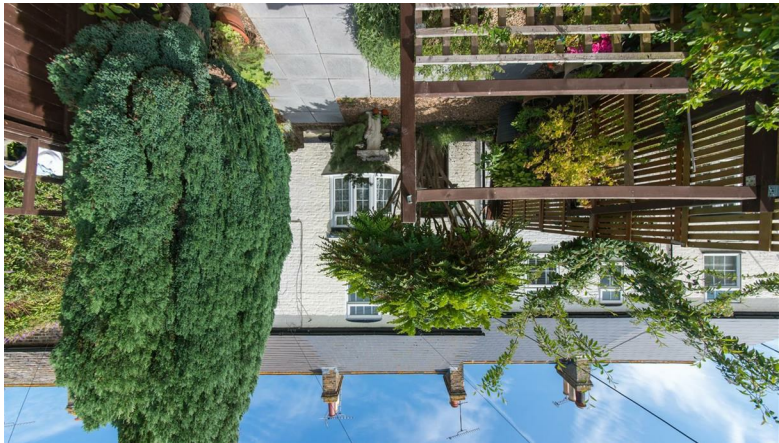
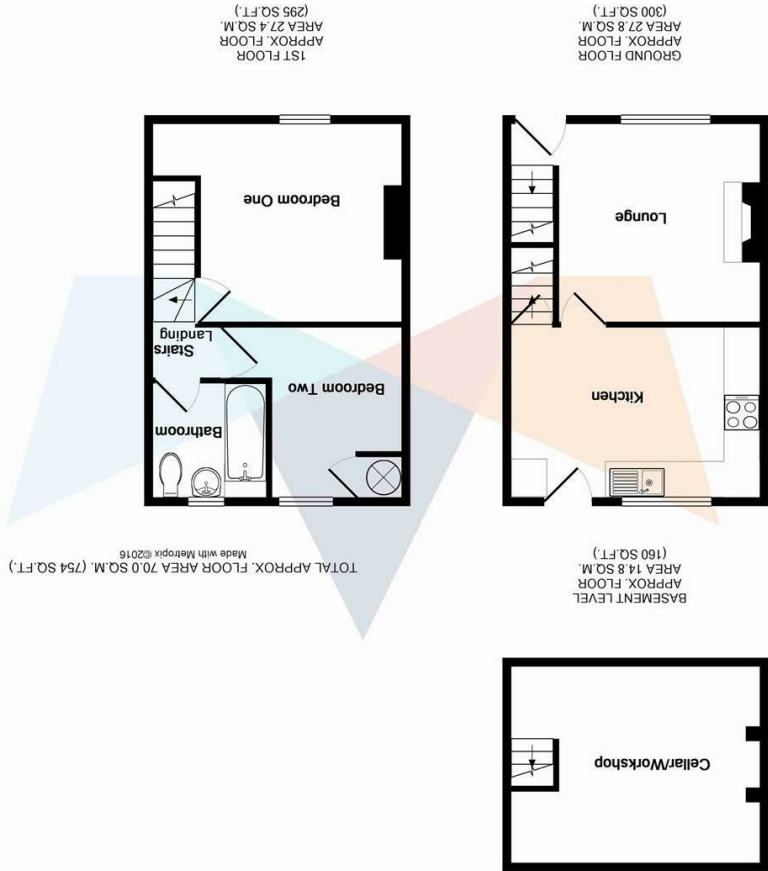


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (43-54)	E (43-54)
F (21-42)	F (21-42)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



### 3 GROSVENOR COTTAGES MARGATE HILL

ACOL



### 3 GROSVENOR COTTAGES MARGATE HILL

ACOL

£219,995



- Two Bedrooms
- Full Of Character
- Allocated Parking Space
- Rural Location
- Cellar
- Mid Terrace Cottage
- Front And Rear Outside Space

## LOCATION

The Hamlet of Acol, one of the smallest communities in Thanet, is conveniently situated within easy reach of Birchington; with its highly regarded schools, bustling high street and mainline train station as well as offering excellent road access to Canterbury and the M2 to London. Acol is steeped in history; close by is the famous chalk pit where Smuggler Bill met with a sticky end as told in the well-known poem 'The Smuggler's Leap'. This beautiful hamlet is surrounded by open fields where beyond you may hear music from the 'Summer Proms' at our local stately home, Quex Park, on a July summer evening. Not forgetting Quex Barn, a supplier of local produce such as locally farmed beef, seafood and a host of different cheeses which is also only a few minutes' drive away. Acol boasts a variety of properties from unique period cottages to outstanding barn conversions as well as a selection of family homes and prestigious detached dwellings. It really is perfect if you're looking for a rural retreat without feeling too isolated where local beaches, Westwood Cross shopping centre and the historic City of Canterbury are all still easily accessible. Not forgetting of course, the ferry ports of Ramsgate and Dover no more than 20-45 minutes' drive away.

## ABOUT

RURAL COTTAGE FULL OF CHARACTER WITH OFF-STREET PARKING AND CHAIN FREE!

Miles and Barr are delighted to be offering to the market this two bedroom cottage situated in the popular Hamlet of Acol, surrounded by open fields yet close enough to the village of Birchington. Internally the cottage is full of charm and character with the ground floor comprising of a lounge with exposed brick fireplace and a good size kitchen with access to the cellar with power and heating. On the first floor there are two bedrooms, the smaller with views over the fields and a family bathroom. Externally the property has a front courtyard area and a well maintained rear garden and allocated parking space. Call Miles and Barr today on 01843 844 899 to book your viewing to appreciate all the charm this property has to offer.

## DESCRIPTION

### GROUND FLOOR

Lounge 14'2 max x 11'2 (4.32m max x 3.40m)

Kitchen 14'1 x 9'5 (4.29m x 2.87m)

Cellar/Workshop 13'11 x 10'11 (4.24m x 3.33m)

### FIRST FLOOR

Bathroom 6'6 x 6'4 (1.98m x 1.93m)

Bedroom One 14'2 max x 11'1 (4.32m max x 3.38m)

Bedroom Two 9'6 x 7'3 (2.90m x 2.21m)

### EXTERIOR

Garden

