



Hillside Cottage, Canterbury Road
Lydden, Dover, CT15 7ET
£700,000

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Hillside Cottage

Canterbury Road, Lydden, Dover

A beautiful and characterful individual cottage, brimming with charm and enjoying stunning countryside views.

Situation

Hillside Cottage is located in a lovely elevated yet central position in the popular village of Lydden, being within easy walking distance of amenities and bus services, etc. Within this rural village is a highly regarded public house/restaurant, together with a new doctors' surgery, garage, and primary school. Just a little further away is Temple Ewell being some two miles distant and offering a wider range of local amenities including a main line train station. Within easy driving distance is the Channel Port of Dover and the Cathedral City of Canterbury, both providing a wide range of shopping, recreational and educational facilities, including both Grammar Schools and Universities, together with high-speed rail services to London St Pancras. The travel time to the capital from each of these centres is approximately one hour. The surrounding countryside nestles on the edge of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, bridle paths and cycle routes.

The Property

Set within its own stunning, well-established gardens and accessed via a private road in an elevated position, this detached flint character cottage offers exceptional charm, privacy, and flexibility. Originally constructed in 1763 as two separate cottages, the property has been thoughtfully and lovingly updated by the current owners, who have called it home since 1978. The end result is a beautifully presented, light and airy family home that seamlessly blends period character with modern convenience. The cottage retains its original two staircases, allowing for adaptable accommodation with both principal bedrooms benefiting from en-suite facilities, while the main bedroom enjoys a walk-in dressing room and useful air conditioning! Each bedroom has its own unique staircase leading to fully boarded attic rooms, both with windows, power, and lighting, ideal for use as home offices, hobby rooms, or, subject to the necessary consents, potential additional bedrooms. The ground floor is equally well laid out and bright, offering a versatile living space that includes a fitted kitchen equipped with high-quality appliances,

including a Miele washing machine, Siemens dishwasher, Hotpoint oven, Bosch electric hob, Indesit tumble dryer, and a fridge/freezer, all of which are to remain. Additional features include a dining room located just off the kitchen, a family room with a feature fireplace, and a delightful triple-aspect sitting room, added to provide further versatile living space. There is also a generous entrance porch and a separate cloakroom/WC. This is a rare opportunity to acquire a unique period home that perfectly combines heritage, comfort, and peaceful countryside living.

Outside

The beautifully established gardens wrap gracefully around the cottage, seamlessly combining sweeping lawns, terraced areas, and a private driveway to create both a sociable outdoor living space and peaceful pockets of nature. A pond, complete with a gentle cascading waterfall, fills the air with the soothing sound of water, while the breath-taking rural views invite you to pause and take it all in. These gardens are truly magical only by viewing them in person can one fully appreciate the tranquility and sense of peace they offer.

Services

All mains services are understood to be connected. Air conditioning to the main bedroom.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: E

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.



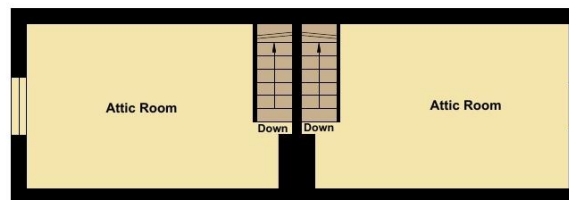
To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1590 sq ft / 147.7 sq m

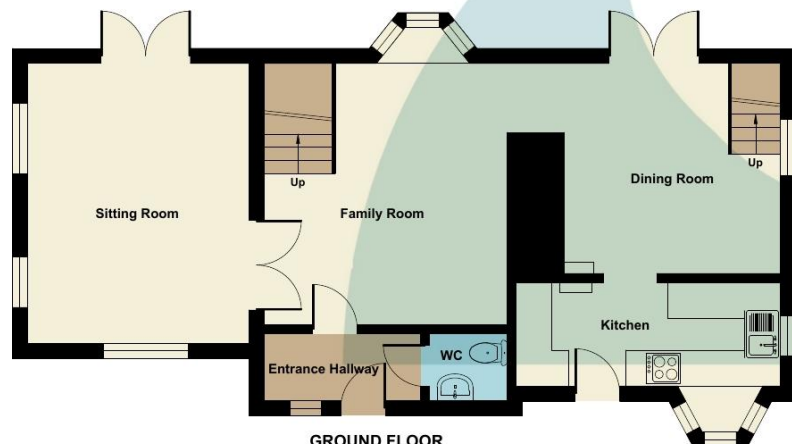
For identification only - Not to scale



FIRST FLOOR 1 / 2
Approx. 588 SQFT (INTERNAL)



SECOND FLOOR 1 / 2
Approx. 275 SQFT (INTERNAL)



GROUND FLOOR
Approx. 727 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1313468

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Entrance Hallway

Sitting Room

15' 4" x 12' 2" (4.67m x 3.71m)

Family Room

14' 4" x 13' 4" (4.37m x 4.06m)

Kitchen

14' 6" x 5' 10" (4.42m x 1.78m)

Dining Room

11' 10" x 11' 6" (3.60m x 3.50m)

Main Bedroom

12' 4" x 11' 7" (3.76m x 3.53m)

En Suite

9' 1" x 6' 6" (2.77m x 1.98m)

Bedroom Two

16' 4" x 11' 11" (4.97m x 3.63m)

En Suite

9' 1" x 8' 1" (2.77m x 2.46m)

Roof Terrace

15' 1" x 12' 4" (4.59m x 3.76m)

Attic Room

14' 11" x 9' 1" (4.54m x 2.77m)

Attic Room

15' 5" x 9' 1" (4.70m x 2.77m)

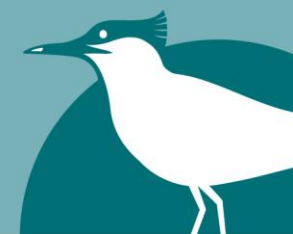
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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