



Casa Cavallino
14 The Spinney | Cliftonville | Margate | Kent | CT9 3JS

Step inside

Casa Cavallino

Tucked away on the edge of a charming enclave of bespoke individual properties created from historical farm buildings and adjacent to Northdown Park, is this characterful flagship residence. Originally the estate farmhouse it has delightful external period features such as attractive brickwork, a chimneystack and multi-pane sash windows while internally it is the ultimate in contemporary design.

There is a five bar gate entrance to the block paved driveway flanked by original flint walls and a pedestrian gate and pathway to the covered porch bordered by a lawn and an impressive palm tree. The period style panelled front door opens into a partially double height, light and bright hallway with a staircase to the galleried landing, Karndean flooring that flows throughout the ground floor, a coat cupboard and access to a cloakroom featuring Travertine mosaic motifs. There is also a very useful office with stand-alone shelving.

The 'star of the show' is the superb open plan, dual aspect kitchen/diner that was installed about four years ago and will delight anyone who enjoys cooking. The kitchen includes a plethora of flat fronted units with granite worktops housing a gas hob, double oven, steamer and combi microwave as well as an American style fridge freezer, dishwasher and two wine coolers. While an adjacent fitted utility room includes laundry facilities and a back door to the garden.

Friends and family will enjoy sitting down to a meal in the charming dining area with multi-pane French doors onto the rear terrace and multi-pane doors to the impressive dual aspect lounge and when these doors are open it provides a delightful open plan feel. The lounge also has multi-pane French doors to the rear terrace and features a flame effect gas fire with an ornate surround providing a charming focal point.

The galleried landing features an impressive chandelier and includes an airing cupboard and access to the fabulous family bathroom with marble walls and flooring as well as a Jacuzzi bath. There are five bedrooms including three doubles with one currently kitted out as a dressing room, a single bedroom that is also designed as a second dressing room with mirrored wardrobes and fitted shelves as well as the air conditioned first bedroom, incorporating an en suite shower that also has marble walls and flooring.

If you enjoy leisure and pleasure the secluded and very low maintenance rear garden provides the ultimate in relaxation with an impressive swimming pool and hot tub surrounded by a raised decked terraces. There is also a wide paved terrace for outdoor entertaining and an artificial lawn so you never have to get the mower out. The whole garden is surrounded by shrub borders and high walls including part of the historic flint wall of Northdown Park, while an additional area of garden is available outside the walls should anyone want to extend the garden. At the front of the house the large driveway provides off road parking for numerous vehicles and the temperature controlled double garage includes air conditioning, a dehumidifier and porcelain floor tiles. It is fully alarmed with internal and external CCTV and is just the place to keep your prized cars but could also make an excellent games room. The house is also alarmed, has high security locking and CCTV.







Seller Insight

“ We moved here some 20 years ago as we wanted a secure and characterful home where we could bring up our family and during that time, we have enjoyed updating the property and creating the wonderful home you see today. As we are in a small cul-de-sac it is very safe for children and pets and within easy walking distance of an excellent primary school, a post office and a parade of useful shops. We can also stroll down to the clifftops and to Palm Bay and Botany Bay beaches or take a walk with the dogs in Northdown Park.

It is not far to Tesco and the wonderful International shop for unusual ingredients and it is only a five minute drive into the centre of Margate. Here you will find the famous Main Sands, Dreamland Amusement Park and the Turner Contemporary art gallery, while the fascinating Old Town offers interesting bars, restaurants, quirky individual shops and hotels. For sporting enthusiasts there is a well-supported football club, a cricket club and a popular tennis club and golfing aficionados can enjoy their game at the North Foreland or Birchington and Westgate golf clubs. A little further afield is the Westwood Cross Shopping Centre and leisure complex with its high street stores, restaurants, Vue cinema and casino.

The main road offers easy access to the Thanet Way for London and Canterbury, while trains from Margate station can whisk you to St Pancras on the fast train in under an hour and a half. With regard to education there are a variety of other good primary schools in the vicinity, while secondary education is available in Margate and Westgate with grammar and private schools in Broadstairs and Ramsgate.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Road:	
Margate	1.7 miles
Dover Docks	24.7 miles
Channel Tunnel	31.2 miles
Canterbury	17.5 miles
Charing Cross	78.5miles
Gatwick Airport	81.2 miles

Trains from Margate	
St. Pancras	1hr 28 mins
Ashford International	48 mins
Canterbury	31 mins
London Charing Cross	2 hr 06 mins
London Victoria	1hr 49 mins

Leisure Clubs & Facilities

Cliftonville Indoor Bowls Club	01843 227083
Cliftonville Outdoor Bowls Club	07958 954455
Strokes Adventure Golf	01843 294970
Birchington and Westgate Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Bannatynes Health Club	01843 600606
Margate Football Club	01843 221769
Margate Tennis Club	01843 220892

Margate Cricket Club	07831 386112
Royal Temple Yacht Club, Ramsgate	01843 591766

Healthcare

Bethesda Medical Centre	01843 209300
Northdown Surgery	01843 231661
Limes Medical Centre	01843 222788
QEQM Hospital, Margate	01843 225544

Education

Primary Schools:	
Palm Bay Primary Academy	01843 290050
Cliftonville Primary	01843 227575
Salmestone Primary	01843 220949
Wellesley Hadden Dene Prep	01843 862991
St. Lawrence Junior	01843 587666

Secondary Schools:	
Hartsdown Academy	01843 227957
Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham and Clarendon Grammar, Ramsgate	01843 591075
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

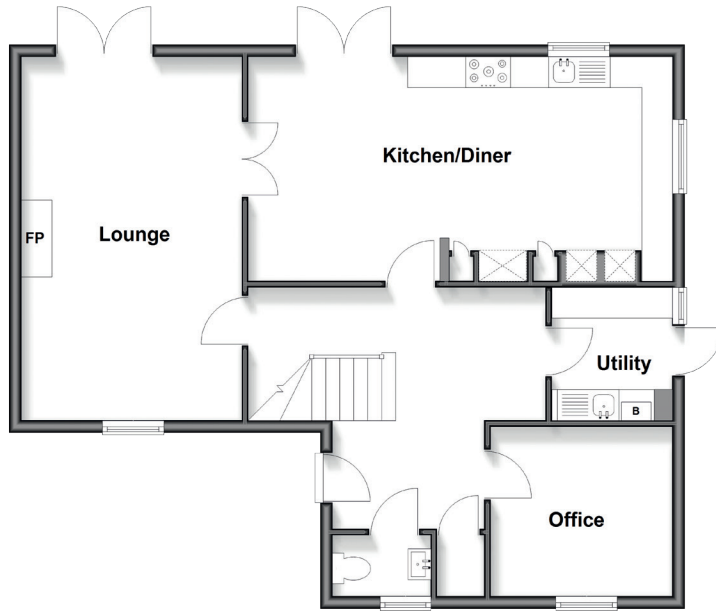
Carlton Cinema Westgate	01843 834290
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Colina Restaurant	01843 661313
La Trattoria	07599 276929

Local Attractions / Landmarks

Dreamland Amusement Park	01843 295887
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Quex Park Museum, Birchington	01843 842168
Westwood Cross Shopping Centre	

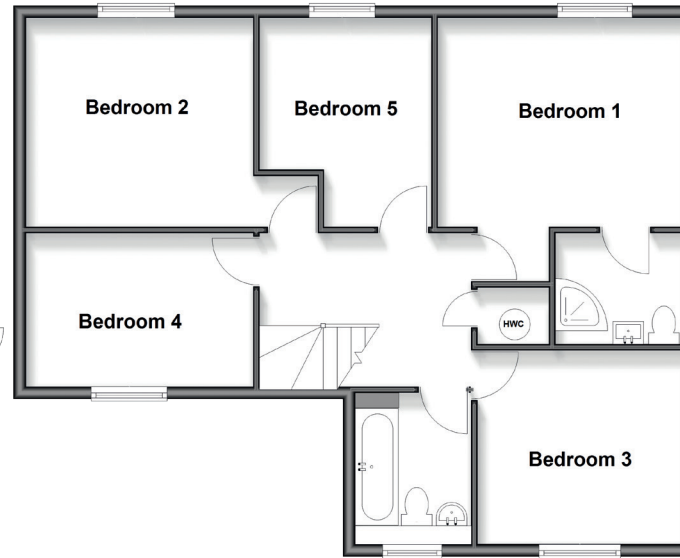
Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



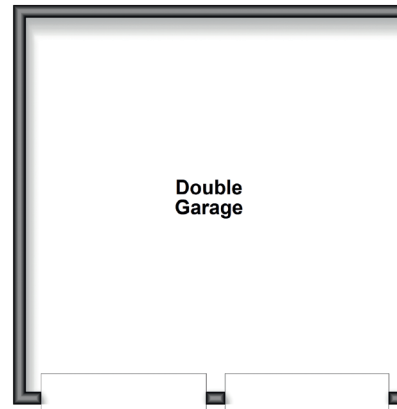
First Floor

Approx. 77.6 sq. metres (835.4 sq. feet)



Outbuilding

Approx. 37.2 sq. metres (400.4 sq. feet)



GROUND FLOOR

Entrance Hall
Lounge
Kitchen/Diner
Office
Utility Room
Cloakroom

20'1 x 11'8 (6.13m x 3.56m)
22'6 x 12'0 (6.86m x 3.66m)
9'7 x 9'1 (2.92m x 2.77m)

FIRST FLOOR

Landing
Bedroom 1
En Suite Shower Room
Bedroom 2
Bedroom 4
Bedroom 3
Bedroom 5
Bathroom
1.88m)

14'4 x 13'3 (4.37m x 4.04m)
7'2 x 5'6 (2.19m x 1.68m)
12'7 x 11'0 (3.84m x 3.36m)
12'2 x 8'3 (3.71m x 2.52m)
11'3 x 10'3 (3.43m x 3.13m)
11'9 x 9'3 (3.58m x 2.82m)
6'6 x 6'2 (1.98m x

OUTSIDE

Outdoor Swimming Pool
Front Garden
Driveway
Double Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

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