



Fairview  
Willow Road | Great Mongeham | Deal | Kent | CT14 0FZ

FINE & COUNTRY







# Step inside

## Fairview

Located in the countryside on the outskirts of Great Mongeham 'Fairview' certainly lives up to its name with a stunning vista across farmland as far as the eye can see. This extensive detached house nestles in the midst of 1.35 acres and offers something for everyone. If you have horses or want to develop the 'good life', there are stables, a chicken run and three paddocks. If you have elderly relatives or want to work from home there are ground floor bedrooms/offices and a potential annexe area, and if you have adult children, or perhaps a groom, wanting their own space there is a detached lodge.

A very large front lawn bordering a spacious curved driveway leads to a large parking area and the garage as well as to a wide gateway providing horsebox access to the stables. A terrace adjacent to the entrance allows you to sit and enjoy the view while the front door opens into a hall with ceramic floor tiles that flow through into the contemporary kitchen, stairs to the wrought iron galleried landing and well-designed understairs storage facilities.

The kitchen was only installed about a year ago and includes attractive units with granite worktops housing an induction hob, double oven, microwave, American style fridge freezer, wine cooler, washing machine, tumble dryer, a sink with a Quooker tap and a peninsular breakfast bar.

A spacious living area consists of sitting and dining areas and includes wood effect ceramic tiles and patio doors to the crazy paved patio, while the relaxing sitting area incorporates a log burning stove as a focal point. The inner hall leads to a large shower room and two double bedrooms including one with far-reaching views that are also a feature of the wrought iron galleried landing.

This provides access to an airing cupboard and the trendy family bathroom with a Jacuzzi corner bath, a separate shower and a vanity basin. There is also a 'Jack and Jill' dressing room with a walk-in wardrobe and three double bedrooms with vaulted ceilings and Velux windows as well as the first bedroom with fitted wardrobes.

The large front garden includes a variety of fruit trees and has access to the separate lodge that consists of an entrance lobby, a living area/kitchen with an electric fire and units housing a hob, oven, dishwasher, fridge freezer and the boiler as well as a breakfast bar. There is also a double bedroom and a large utility room while outside the lodge has its own small separate garden area.

The garage has an outside toilet and a boarded area for storage and, as well as the stables, there are additional outbuildings including a hay store, tractor and tool shed plus a workshop. For outdoor entertainment there are steps up from the crazy paved patio to a decked terrace that is ideal for barbecues and al fresco dining as well as a hot tub for relaxing in on those summer days.











# Seller Insight

“ I have known this property ever since it was built by my grandfather as a bungalow in the 1990s as he thought the location was very special. I moved here in 2012 when we created the additional first floor accommodation and have loved living here with my family and my horses. However it is now time to downsize and hand the reins over to new owners to enjoy all the flexible accommodation and various facilities available.

Although we are surrounded by wonderful countryside we are not isolated as the attractive village of Great Mongeham is only a minute's drive and includes a village hall with various regular activities. While it is just four minutes' drive to either Hornbeam or Northbourne primary schools and the Leather Bottle pub. Nearby Northbourne also includes the excellent Northbourne Park prep school.

Deal and Walmer are not far away and it is only a short drive to Dover and Folkestone for trips to the Continent. Walmer includes a station where the fast train to London takes an hour and 20 minutes. There are also some independent shops, bars and restaurants as well as the Strand adjacent to the seafront with the bandstand and the Downs Sailing Clubhouse for sailing aficionados. The Tides swimming pool complex is easily available while Deal features quaint streets, period properties, excellent restaurants and a raft of attractive independent shops as well as the Saturday market and the seafront with its historic pier.

Golfers can enjoy their game at the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and, if you want to go slightly further afield, there is also the championship courses at Royal St George's as well as Princes. As far as education is concerned there are very good primary schools in the area, including Warden House, rated Outstanding by Ofsted, while a wide variety of excellent grammar and private schools are available in the nearby towns.”\*

\* 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

Walmer Station	2.4 miles
Dover Docks	10.7 miles
Channel Tunnel	21.0 miles
Canterbury	16.0 miles
Charing Cross	78.4 miles
Gatwick	80.6 miles
By Train from Walmer	
St. Pancras	1hr 20 mins
Sandwich	10 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

#### Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure centre	01304 373399

#### Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

#### Education

Primary Schools:	
Hornbeam Primary	01304 374033
Northbourne Primary	01304 611376
Warden House	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969
Northbourne Park Prep	01304 611215

#### Secondary Schools:

Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

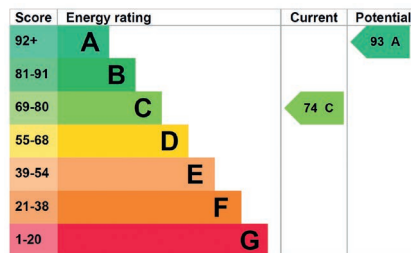
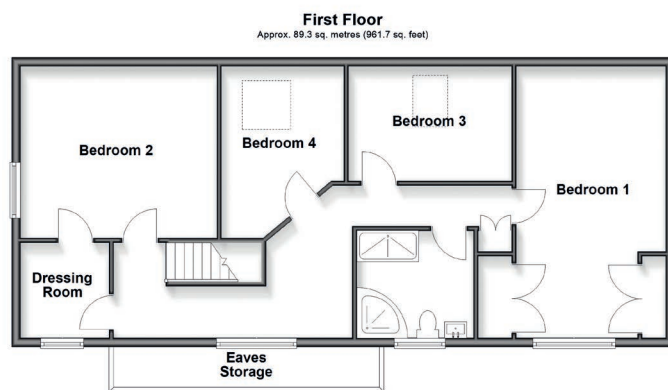
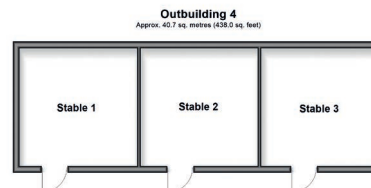
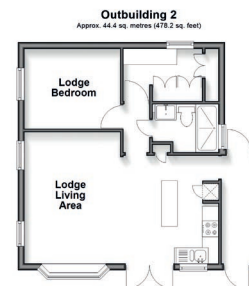
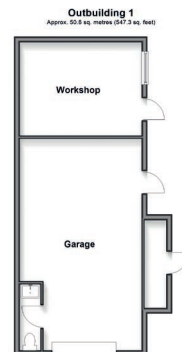
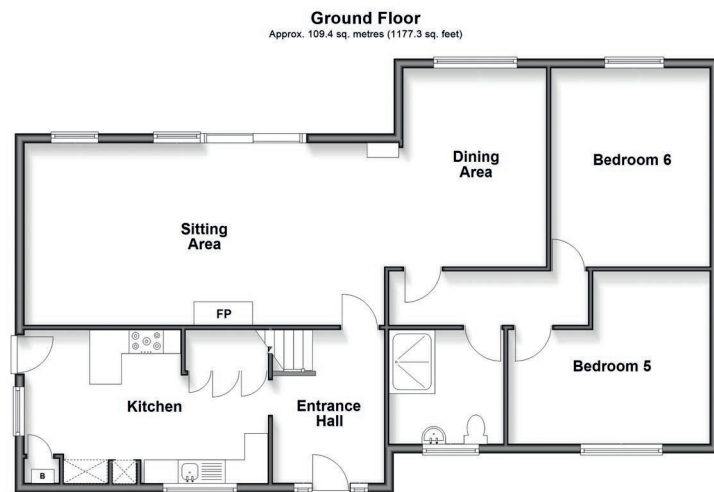
#### Entertainment

Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

#### Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal





## GROUND FLOOR

Entrance Hall

Kitchen

Sitting Area

Dining Area

Inner Hall

Shower Room

Bedroom 5

Bedroom 6

17'0 x 10'9 (5.19m x 3.28m)

25'2 x 12'9 (7.68m x 3.89m)

13'11 x 10'1 (4.24m x 3.08m)

8'0 x 8'0 (2.44m x 2.44m)

14'1 maximum x 12'1 maximum (4.30m x 3.69m)

11'1 x 8'7 (3.38m x 2.62m)

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 3

Bedroom 4

Bedroom 2

Dressing Room

Bath/Shower Room

20'3 x 11'4 (6.18m x 3.46m)

12'2 x 8'6 (3.71m x 2.59m)

13'7 maximum x 9'2 (4.14m x 2.80m)

14'7 x 13'7 (4.45m x 4.14m)

6'8 x 6'7 (2.03m x 2.01m)

8'7 x 8'4 (2.62m x 2.54m)

## OUTBUILDING 1

Garage

Toilet

Workshop

24'11 x 14'3 maximum (7.60m x 4.35m)

14'3 x 11'0 (4.35m x 3.36m)

## OUTBUILDING 2

Lodge Porch

Lodge Living Area

Lodge Kitchen Area

Lodge Inner Hall

Lodge Bedroom

Lodge Utility Room

Lodge Store Room

13'5 x 9'8 (4.09m x 2.95m)

11'2 x 9'9 (3.41m x 2.97m)

9'8 x 8'2 (2.95m x 2.49m)

7'9 x 5'6 (2.36m x 1.68m)

7'1 x 4'11 (2.16m x 1.50m)

## OUTBUILDING 3

Tack Room

11'5 x 11'0 (3.48m x 3.36m)

## OUTBUILDING 4

Stable 1

Stable 2

Stable 3

12'0 x 12'0 (3.66m x 3.66m)

12'0 x 11'11 (3.66m x 3.63m)

12'0 x 9'11 (3.66m x 3.02m)

## OUTSIDE

Rear Garden

Paddock

Front Garden

Driveway

Council Tax Band: E  
Tenure: Freehold



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