



Skyfall
Sea View Road | St. Margaret's Bay | Dover | Kent | CT15 6EE

 FINE & COUNTRY

SKYFALL



Step inside

Skyfall

Build nine years ago this superb contemporary, detached three storey residence offers style, elegance and technical innovation to impress even the most discerning homeowner. It is located on a private road that ends on National Trust Land incorporating the South Foreland Lighthouse, so is very quiet and safe for children and pets. The property has been designed with leisure and pleasure in mind but still provides the ultimate in spacious and flexible accommodation to suit a variety of requirements. It includes high end features such as ceramic wood effect flooring on the lower ground and ground floors and wood flooring on the first floor, oak doors, unusual inset stair and ceiling lighting, an impressive wood staircase and feature plasterwork in the kitchen, living room and dining room. It is also extremely energy efficient for a property of this size with underfloor heating throughout and solar panels.

It is set back from the road with a front lawn interspersed by two large Scotch Pines and approached via a block paved driveway to the double garage with steps to the front door. Further steps lead up to the fascinating hall with its curved glass block feature wall that opens into the superb, double aspect kitchen/breakfast area that is also large enough to include a sizeable dining table. This light and bright room has wide sliding doors to a front balcony as well as vast patio doors to a magnificent covered patio. There is a substantial central island/breakfast bar that includes modern units housing two integrated freezers, a wine fridge, segmented bins, a sink and dishwasher while around the wall there are additional units with two built in ovens, a combi microwave, a steamer and an induction hob.

This opens into the inner hallway and attractive dual aspect dining room that has fully opening bi-folding doors to the patio. There is an impressive living room with a variety of uses, that the current owners use as a games room/library and currently includes a pool table, built-in bookshelves and a delightful reading corner with contemporary log burner. Full width sliding glass doors to the front balcony, covered by pairs of modern shutters that open and close as required.

The lower ground floor is amazing. It includes a large room that is currently in use as a gym with patio doors to a small private courtyard and a double shower room as well as a large fitted utility room. Should it be required this whole area could become a separate annexe for elderly relatives or adult children. There is also a wine store and understairs storage as well as access to the double garage with its automatic doors and a cupboard containing the Control 4 home automation system. This will enable you to control heating/lighting/and surround sound music (there are built-in speakers in the ceilings of most of the rooms) from the wall-mounted control screen in the kitchen, via Alexa, or from your phone anywhere in the world. However the 'piece de resistance' on this floor is the fabulous cinema room with its full size screen, speakers both behind the screen and at the back of the room to provide all around sound and the lights even dim when the films start.

All the four bedrooms on the first floor are doubles with en-suite facilities including the stunning main bedroom with its fabulous bathroom incorporating a raised bath with lighting underneath and a triple shower. It also has a dressing area and a wall of sliding wardrobes behind the bed as well as excellent views across the Channel to France either through a veritable wall of patio doors that lead out onto the full length balcony or from the balcony itself when you are sitting there enjoying your morning cup of coffee or a nightcap in the evening. There are also contemporary shutters matching those in the drawing room. Two of the other bedrooms are currently in use as offices including one with fitted wardrobes and both have doors onto Juliette balconies with great sea views. The third and largest guest room includes sliding door wardrobes and a balcony overlooking the garden with remote control shutters.

For outdoor entertaining the covered terrace with a remote controlled opening roof and ceramic wood effect tiles matching the indoor flooring is ideal. However if you don't want to be undercover there is an additional terrace as well as slate steps up to the rear lawn and slate paving stones wrapping around the rear and sides of the property.













Seller Insight

“ We bought this house from new eight years ago and have thoroughly enjoyed living here. During lockdown it was a real haven and provided a wonderful home for both work and relaxation, especially nights in our cinema. We love being able to wake up in the morning and look straight out to sea.

We hope the new owners will be able to revel in everything this marvellous house has to offer and will find the comfort and pleasure that we have thoroughly enjoyed in this home. As it is quite large, it is a fantastic house to receive guests in and we never cease to enjoy the 'wow' response from first-time visitors. At the same time it is an easy and practical house to maintain.

We have found St Margaret's a delightful place to live. We enjoy running and walking so it is wonderful to have the beach and the countryside virtually on our doorstep. The village provides everything we need on a daily basis and includes a post office, village shop, a number of restaurants, and hotel and pubs including the well known Coastguard at St Margaret's Bay. For anyone with young children, the local primary school is rated Outstanding by Ofsted and there are also very active scout, guide and brownie troops as well as two riding stables for equestrian enthusiasts and of course the beach.

For regular commuters we are not far from Martin Mill and Dover Priory for the mainline station and high speed rail to London, while Dover and Folkestone provide access to the Continent and it is only a short drive to the lovely town of Deal with its seafront, individual shops, bars and restaurants. We can walk down to the beach or stroll along to the South Foreland Lighthouse - the first in the world to have electric light.

St Margaret's Bay has long been a magnet for famous names with Peter Ustinov, Noel Coward, and Ian Fleming (the house being named for the James Bond film) being among its past illustrious residents. More recently, Miriam Margolyes purchased Peter Ustinov's cottage in the bay. There is still a friendly neighbourhood if you want to be involved in a variety of activities with a wide range of societies and clubs including bowls, tennis, cricket and football as well as a history and horticultural society, among many others. Not to mention the St. Margaret's players for those with a more theatrical bent. If you enjoy golf the nearby Kingsdown and Walmer Golf club is easily accessible and if you want to go slightly further afield you can play at three Open venues including Royal Cinque Ports beyond Deal and the championship courses of St George's and Princes (where the owners play) at Sandwich, all of which are less than 25 minutes drive away”.*

* 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

Martin Mill Station	2.3 miles
Dover Priory	5.3miles
Dover Docks	5.0 miles
Channel Tunnel	115. miles
Gatwick Airport	79.9 miles
Canterbury	19.3 miles
Charing Cross	85.7 miles

By Train from Dover Priory

St Pancras	1hr 4mins
Canterbury East	16 mins
Charing Cross	1hr 42 mins
Victoria	1hr 30 mins
Ashford International	26 mins
Martin Mill to St Pancras	1hr 18mins

Leisure Clubs & Facilities

Post Office Village Shop	01304 852425
The Deli	07512 672947
Walmer and Kingsdown Golf Club	01304 373256
Broome Park Golf Club	01227 830728
St. Margaret's Bowls and Social	01304 853867
St. Margaret's Players	01304 852975
History and Horticultural Clubs	
Tennis, Cricket and Football Clubs	
Scouts/Brownies/Guides	

Healthcare

Dr. Bahadur	01304 852291
Penchester Health	01304 865577
St. James' Surgery	01304 225559
Kent and Canterbury Hospital	01227 766877
Buckland Hospital	01304 222510

Education

Primary Schools:

St. Margaret's at Cliffe Primary	01304 852639
Charlton C. of E. Primary	01304 201275
Deal Parochial C. of E. Primary	01304 374464
Dover College (Junior)	01304 205969

Secondary Schools:

Dover Grammar (Boys)	01304 206117
Dover Grammar (Girls)	01304 206625
St. Edmund's Catholic School	01304 201551
Sandwich Technology School	01304 610000
Sir Roger Manwood's Grammar	01304 613286
Kings School, Canterbury	01227 595501
Dover College	01304 852639

Entertainment

The Smugglers	01304 853404
The Coastguard	01304 851019
First Light Bar & Café	01304 853217
Whitecliffs Hotel and Restaurant	08007 569964
Marlowe Theatre, Canterbury	01227 787787

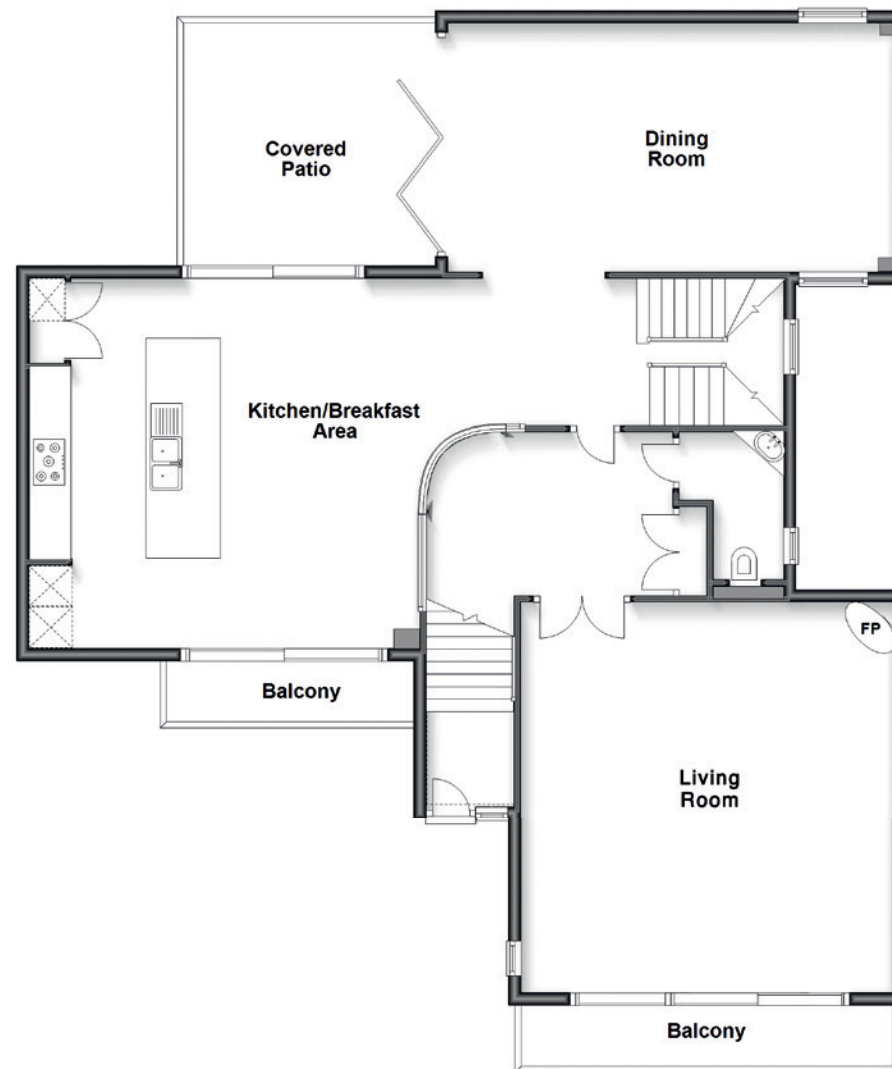
Local Attractions/Landmarks

Pine Gardens and the Pines Calyx
South Foreland Lighthouse
The White Cliffs of Dover
Walmer Castle and Gardens
Dover and Deal castles
Secret War Tunnels

Lower Ground Floor
Approx. 122.7 sq. metres (1321.1 sq. feet)



Split Level Ground Floor
Approx. 137.8 sq. metres (1482.8 sq. feet)





SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Cloakroom	
Living Room	21'0 x 19'5 (6.41m x 5.92m)
Balcony	
Dining Area	24'0 x 12'10 (7.32m x 3.91m)
Kitchen/Breakfast Area	19'0 x 18'0 (5.80m x 5.49m)
Balcony	
Covered Patio	

LOWER GROUND FLOOR

Hall	
Utility Room	13'0 x 8'0 (3.97m x 2.44m)
Wine Store	
Shower Room	
Cinema	22'4 x 12'10 (6.81m x 3.91m)
Gym	19'5 x 18'10 (5.92m x 5.74m)
Covered Terrace	

FIRST FLOOR

Landing	
Main Bedroom	19'5 x 16'8 (5.92m x 5.08m)
Dressing Area	
En-suite Shower/Bathroom	
Balcony	
Bedroom 2	14'0 x 13'0 (4.27m x 3.97m)
En-suite Shower Room	
Balcony	
Bedroom 4	15'4 x 9'3 (4.68m x 2.82m)
En-suite Shower Room	
Bedroom 3	19'6 x 9'0 (5.95m x 2.75m)
En-suite shower Room	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	20'8 x 19'10 (6.30m x 6.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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