



Hillside Cottage
Canterbury Road | Lydden | Dover | Kent | CT15 7ET



Step inside

Hillside Cottage

A rare opportunity to acquire an exquisite detached cottage dating back to 1763, beautifully preserved and enhanced to offer refined modern living while retaining its historic soul. Set behind a large gated driveway with parking for multiple vehicles, and embraced by wrap around gardens, this remarkable home delivers privacy, charm and an unmistakable sense of timeless quality.

Inside, the cottage unfolds through a series of elegant and characterful living spaces. The sitting room provides a serene retreat with period detailing and a feature fireplace, while the triple aspect family room offers a warm, relaxed environment for everyday living. There are even French doors exposing a delightful view and access to the garden. A dedicated dining area flows seamlessly into the well appointed kitchen, creating an inviting setting for both intimate meals and entertaining.

The first floor hosts two beautifully appointed bedrooms, each with its own private ensuite bathroom. The principal suite is further elevated by a fitted air conditioning unit and a generous walk in wardrobe, adding boutique hotel luxury to daily life. A particularly unique feature of this home is that each bedroom benefits from its own private staircase leading to an individual loft room - ideal as a dressing room, study, hobby space, serene reading nook or as additional bedrooms for visiting guests.

To the rear, the gardens open to uninterrupted views across Ministry of Defence land, ensuring a protected, expansive outlook and a sense of open countryside that is increasingly rare. A vast terrace is the perfect setting to enjoy the outside space and the view, whilst a well-appointed pond and mature planting create a truly splendid setting to enjoy the summer months.

This exceptional cottage blends heritage, craftsmanship and modern comfort, offering a lifestyle defined by tranquility, character and understated luxury.









Seller Insight

“ We bought this cottage as it is positioned in the heart of the picturesque village of Lydden, this beautifully presented home on Canterbury Road offers an exceptional blend of countryside tranquility, modern convenience and easy access to the historic towns of Dover and Canterbury. Surrounded by rolling hills, scenic walking routes and a welcoming village community, the property provides an enviable lifestyle in one of East Kent's most charming rural settings.

Lydden is celebrated for its valley landscape, traditional Kentish character and strong sense of community. The village benefits from a well regarded primary school, a friendly local pub and excellent access to the surrounding countryside. Footpaths and bridleways weave through the area, offering endless opportunities for walking, cycling and exploring the natural beauty of the Kent Downs.

There is direct access to the A2, connecting to Canterbury, London and the M2 and close proximity to Dover Priory station with high speed services to London St Pancras. The Port of Dover is also within easy reach for cross Channel travel and nearby bus routes connecting surrounding villages and towns.

This combination of rural calm and strong connectivity makes Canterbury Road an ideal location for commuters and families alike.”*

* 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

By Road:	
Dover Priory Station	4.8 miles
Dover Docks	7.2 miles
Channel Tunnel	12.6 miles
Canterbury	13.4 miles
Charing Cross	72.5 miles
Gatwick	77.1 miles

By Train from Kearsney	
Dover Priory	5 mins
Canterbury East	24 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	42 mins

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

Leisure Clubs & Facilities

Royal Cinque Ports Sailing Club	01304 206262
Dover Sea Sports Centre	01304 212880
Dover Rugby and Cricket Club	01304 210296
River Bowling Club	01304 823373
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118

Healthcare

Lydden Surgery	01304 832160
The Abbey Practice	01304 821182
Dover Medical Practice	01304 865555
Buckland Hospital	01304 222510

Education

Primary Schools	
Lydden Primary School	01304 822887
River Primary School	01304 822516
Temple Ewell C. of E. Primary	01304 822665
Dover College Junior	01304 205969

Secondary Schools:	
Dover Grammar School for Boys	01304 206117

Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Royal Military School	01304 245024

Entertainment

The Lydden Bell	01304 830296
Royal Oak	01304 820926
The Cricketers	01304 206396
The Railway Bell	01304 823949
Kearsney Abbey Tea Room	01304 829046
The Marquis	01304 873410
Best Western Hotel	01304 203633

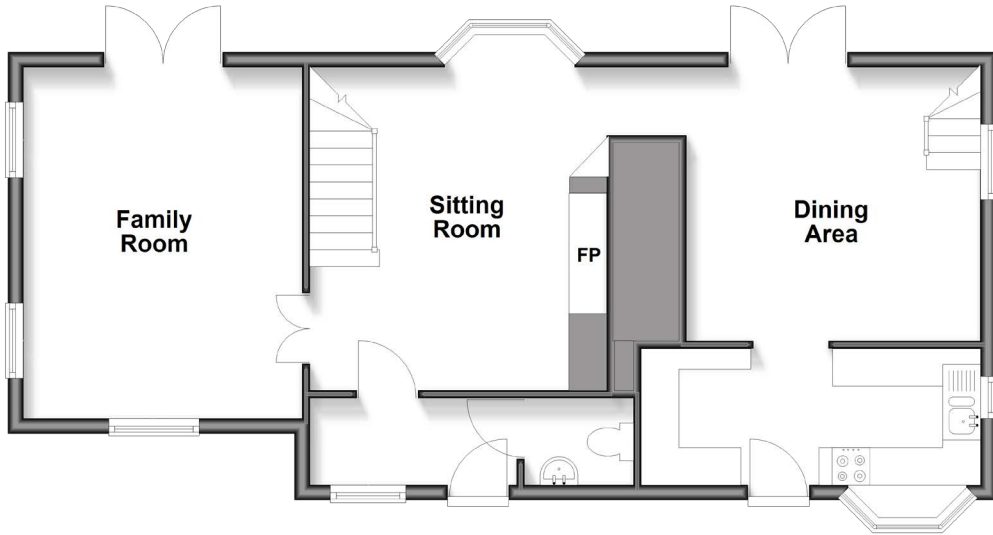
Local Attractions / Landmarks

Crabble Corn Mill
Kearsney Abbey
Russell Gardens
The White Cliffs of Dover and Samphire Hoe
Dover, Walmer and Deal Castles
Knight's Templar Church, Dover
Dover Museum
Lydden Temple Ewell Nature Reserve
Lydden Motor Racing Circuit



Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Family Room 14'4 x 13'4 (4.37m x 4.07m)
- Sitting Room 15'4 x 12'2 (4.68m x 3.71m)
- Dining Area 11'10 x 11'6 (3.61m x 3.51m)
- Kitchen 14'6 x 5'10 (4.42m x 1.78m)

FIRST FLOOR

- Principal Bedroom 12'4 x 11'7 (3.76m x 3.53m)

- En Suite Bath/Shower Room 9'1 x 6'6 (2.77m x 1.98m)
- Walk In Wardrobe
- Bedroom 2 16'4 x 11'11 (4.98m x 3.63m)
- En Suite Shower Room 9'1 x 8'1 (2.77m x 2.47m)

THIRD FLOOR

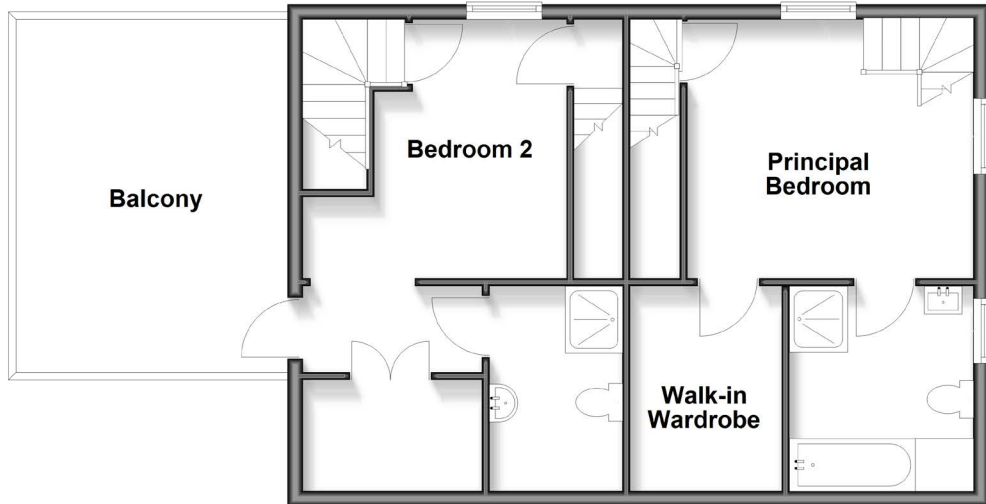
- Loft Room 1 15'5 x 9'1 (4.70m x 2.77m)
- Loft Room 2 14'11 x 9'1 (4.55m x 2.77m)

OUTSIDE

- Wraparound Garden
- Gated Driveway

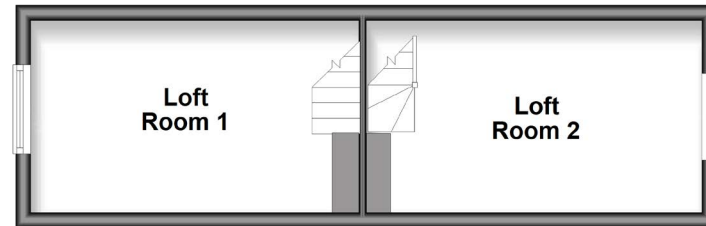
First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)
(excluding Balcony)

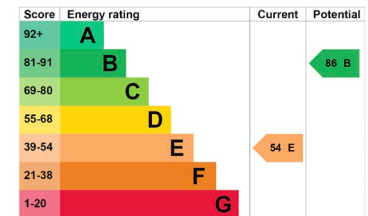


Second Floor

Approx. 22.6 sq. metres (243.7 sq. feet)



Council Tax Band: E
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 26.05.2026



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