



67 Old Dover Road  
Capel-Le-Ferne | Folkestone | Kent | CT18 7HR

 FINE & COUNTRY



# STEP INSIDE

Set in one of Capel le Ferne's most coveted coastal positions, this substantial three storey, six bedroom detached residence offers uninterrupted views across the English Channel. Originally built in 1989 and thoughtfully enhanced by the current owners, the home combines generous proportions with a rare clifftop setting overlooking the protected Site of Special Scientific Interest, the coastal path and the sea beyond. Its elevated frontage and redesigned glass fronted balcony create a striking first impression, framing the panoramic seascape that defines this remarkable property.

Approached by either of two driveways, one leading to the garage, the other to the front entrance, gives a first hint of the versatile space that continues inside, with the ground floor arranged to maximise both practicality and flow. A welcoming hallway leads to flexible reception spaces plus a cloakroom and a well appointed utility room with direct access to the rear garden. The main lounge enjoys captivating sea views to the front and opens seamlessly into a spacious conservatory at the rear, an impressive addition by the current owners that floods the living space with natural light. A dedicated dining area connects through to the fitted kitchen, again with incredible sea views plus a useful pantry store with internal access to attached garage.

On the first floor, the main bedroom commands the prime position, featuring an ensuite bathroom and direct access to the front balcony. A second bedroom also opens onto this stunning outdoor space, while a third double bedroom and a family bathroom complete the level. The balcony itself stretches across the front of the house, its contemporary glass balustrade ensuring uninterrupted views over the dramatic clifftop and the ever changing sea beyond.

The top floor provides three further bedrooms, ideal for guests, older children, or flexible use as home offices or hobby rooms. A useful loft store adds further practicality, ensuring the home's generous footprint is matched by excellent storage options.

Outside, the property continues to impress. The large garage can fit larger vehicles whilst still allowing working space and huge potential for storage into the roof space above. The rear garden has been lovingly maintained, featuring a combination of patio and seating areas, a well kept lawn, a tranquil pond, and a handy garden shed. It is a peaceful and private space, perfectly complementing the dramatic coastal outlook to the front.





# Seller Insight

“ For nearly 20 years we've cherished living in this house, enjoying how easily it has adapted to our families' growing requirements whilst always giving us an extraordinary connection to the sea and coast. Some of our most treasured memories come from quiet evenings on our balcony, watching the harbour lights shimmer below and the distant French coastline glow across the Channel; a nightly panorama that never lost its magic. Now it is time to move on and we hope a new family can take this remarkable home into its next chapter and enjoy the house and locale as much as we have.

Capel le Ferne offers a rare blend of coastal tranquility and everyday convenience, making it one of the most desirable, if lesser known, cliff top communities in Kent. Positioned along the iconic White Cliffs, the area provides immediate access to breathtaking coastal walks on the North Downs Way and the Saxon Shore Way, the renowned Battle of Britain Memorial, and a network of scenic footpaths that stretch for miles in both directions.

Local amenities include a well regarded primary school, village store, and welcoming community centre, while a wider selection of shops, cafés, and services can be found in nearby Folkestone or Dover. The vibrant creative quarter in Folkestone is a particular highlight, and the regenerated harbour arm offers some fantastic food, drink and entertainment alongside an array of exciting local restaurants. High speed rail links from Folkestone Central place London within easy reach, and the proximity to the Channel Tunnel and Dover's ferry port makes continental travel exceptionally convenient.\*

\* 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:	
Folkestone Central Station	2.7 miles
Channel Tunnel	5.6 miles
Ashford International	17.2 miles
Dover Docks	10.3 miles
Canterbury	14.4 miles
Gatwick Airport	72.4 miles
Charing Cross	76.3 miles

By Train from Folkestone Central	
High-Speed St. Pancras	56 mins
Charing Cross	1hr 32mins
Victoria	1hr 20 mins
Ashford International	16 mins

By Train from Dover Priory	
High-Speed St. Pancras	1hr 6 mins
Charing Cross	1hr 44 mins
Victoria	1hr 32 mins

**Leisure Clubs & Facilities**

Three Hills Sports Club	01303 846020
Folkestone Invicta Football Club	01303 221819
Etchinghill Golf Club	01303 862929
Folkestone Rugby Club	01303 316005
Sene Valley Golf Club	01303 268513
Folkestone Bowls Club	01303 210023

**Healthcare**

Hawkinge Health Centre	01303 232300
New Surgery, Canterbury Road	01303 243516
Manor Road Surgery	01303 851122
Harbour Medical Practice	01303 330707
William Harvey Hospital	01233 633331
Royal Victoria Hospital	01303 850202

**Education**

Primary Schools:	
St Eanswythe's Primary	01303 255516
Hawkinge Primary	01303 893892
St Martin's Primary	01303 238888
Dover College Junior	01304 205969
Ashford School (Prep)	01233 625171

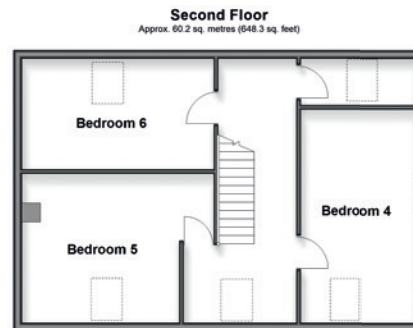
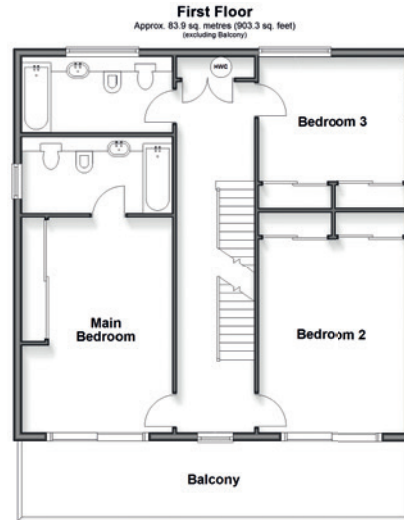
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover Girls Grammar	01304 242400
Dover Boys Grammar	01304 206117
Dover College	01304 205969
Ashford School	01233 625171

**Entertainment**

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Marleys	01303 470598
Rocksalt	01303 212070
British Lion	01303 251478
Hotel Imperial	01303 267441

**Local Attractions / Landmarks**

- Capel le Ferne Battle of Britain Memorial
- Hawkinge Battle of Britain Museum
- Caesar's Camp
- Port Lympne Animal Park
- Dover and Deal castles
- Secret War Tunnels
- Canterbury Cathedral
- Romney Hythe and District Miniature Railway
- The Leas
- Folkestone Creative Quarter
- Harbour Arms



**GROUND FLOOR**

- Hallway 9'5 x 8'9 (2.87m x 2.67m)
- Lounge 29'7 x 15'1 (9.02m x 4.60m)
- Conservatory 17'2 x 16'6 (5.24m x 5.03m)
- Dining Area 11'9 x 11'4 (3.58m x 3.46m)
- Kitchen 15'11 x 7'11 (4.85m x 2.41m)
- Store 8'0 x 4'3 (2.44m x 1.30m)
- Utility Room 8'6 x 7'10 (2.59m x 2.39m)
- Cloakroom

**FIRST FLOOR**

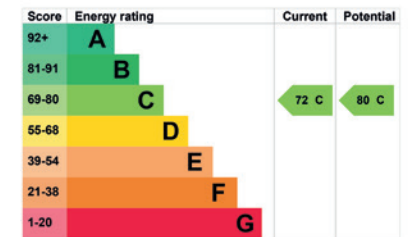
- Landing 17'0 x 11'10 (5.19m x 3.61m)
- Main Bedroom 11'10 x 6'0 (3.61m x 1.83m)
- En Suite Bathroom
- Balcony
- Bedroom 2 15'2 x 11'9 (4.63m x 3.58m)
- Bedroom 3 11'9 x 9'9 (3.58m x 2.97m)
- Bathroom 11'10 x 5'10 (3.61m x 1.78m)

**SECOND FLOOR**

- Landing 16'9 x 9'1 (5.11m x 2.77m)
- Bedroom 4 15'2 (4.63m) narrowing to 12'3 (3.74m) x 11'8 (3.56m)
- Bedroom 5 15'2 x 8'9 (4.63m x 2.67m)
- Bedroom 6
- Store

**OUTSIDE**

- Front Garden
- Driveway x2
- Garage
- Rear Garden
- Shed 20'8 x 13'10 (6.30m x 4.22m)



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