



3 Dixwell Road
Folkestone | Kent | CT20 2LG

FINE & COUNTRY

3 DIXWELL ROAD



Step inside

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Occupying an enviable position in Folkestone's prestigious West End, this handsome 1920s detached residence is an exceptional family home, set within 0.511 of an acre of beautifully established private grounds.

Combining substantial proportions and period character with a remarkably flexible arrangement of accommodation, the house extends across three floors and offers a rare degree of versatility. At its heart is an impressive 32ft drawing room, complemented by a bespoke Corian kitchen, adaptable ground-floor annexe wing and independent top-floor teenage penthouse.

The result is a substantial yet highly adaptable home, equally suited to family life, entertaining, multigenerational living or those seeking generous space within easy reach of London and the coast.

Beyond the house, secluded gardens create a sense of privacy and tranquillity, with established planting, a generous terrace and peaceful fishpond providing an exceptional outdoor setting.

One of the property's defining qualities is its relationship with the sea. A short stroll brings you to The Leas, Folkestone's celebrated mile-long clifftop promenade. From here, sweeping views extend across the English Channel towards France, creating an extraordinary setting for a morning walk, an evening run or simply taking in the sea air.

The proximity of the coastline makes outdoor living an integral part of everyday life, while the surrounding neighbourhood offers an impressive selection of independent shops, cafés, restaurants and cultural destinations.

The property is set very far back from the road with a driveway leading to the garage with an inspection pit and a pedestrian gate that opens onto a pathway to the main entrance, flanked by hedges and vast swathes of level lawn, part of which could be adapted for additional off road parking. It is at this stage that you can begin to appreciate the L shaped house's external charm with its high chimneystacks, white walls contrasting with the red roof and multi-pane casement windows. While internally there is the original staircase, original wood floors and fireplaces with open fires, coved ceilings and renovated sash windows at the rear.

The period front door opens into the very spacious reception hall with a cloakroom that includes the original basin and the oak staircase. It is large enough for guests to gather for cocktails before moving down the corridor into the fabulous dual aspect 32.2ft drawing room. This very special room includes a pair of original inset shelving units with patterned glass doors, a large curved bay window and a superb fireplace with a sculptured surround and a beautiful marble inset and hearth as a delightful focal point. There is an adjacent sitting room that also includes a double inset shelving unit with original patterned glass doors, a fireplace with a tiled surround and a door to the rear garden.

Another special place and where the family spend much of their time is the kitchen/dining room with a large bay incorporating a stable door to the rear terrace. This light and bright dual aspect space

includes a Belling range cooker and flat fronted glossy white units with Corian worktops, a dishwasher and space for an American fridge freezer as well as a central island/breakfast bar. There is also plenty of space for a large dining table adjacent to the original fireplace with inset tiles and a sculptured surround. Beyond the kitchen/dining room is a door to what was originally the butler's domain. This area now includes a scullery, a home office with a charming little fireplace and a good sized family room that used to be the original kitchen and still includes the original kitchen cupboards. There is also a large boiler room, a useful wet room, a utility facility, rear door access to the garage and a back door to the garden. As this is basically a separate area with its own independent external access it could easily be converted into a spacious annexe and even the garage could become part of the accommodation.

The beautiful oak staircase with its carved newel posts leads to the galleried corridor on the first floor. Here you will find a family bathroom with a stand-alone oval bath, a separate toilet and three double bedrooms with views over the beautiful rear garden. These include a large dual aspect double with a fireplace, a full height mirror and a seating/study area, another with a fireplace and a third with a deep fitted cupboard. While the stunning main bedroom has a large bay window, a fireplace and a door to a very large dressing room that could always be used as another bedroom or may be partly converted to include ensuite facilities. This floor also includes a good sized study/hobby room that could be used as another bedroom with its adjacent vaulted ceiling storage room that would make an excellent ensuite bathroom.

The staircase to the second floor was built as an exact replica of the original even down to the newel posts. It leads to the spacious second floor with its galleried landing, plenty of eaves storage and a large storage cupboard. There is a bathroom with a spa bath, vanity basin and a wet room style shower, a second wet room and three double bedrooms with Velux windows providing stunning views over the garden and beyond. These include one at the end of a corridor that could be a sitting room as this floor would make a great 'hideaway' for teenagers or adult children looking for a bit of independence and somewhere to entertain their friends.

Beautifully landscaped and secluded rear gardens greet you as you walk outside onto the spacious crazy paved terrace. This is ideal for barbecues and al fresco dining as well as just relaxing in the sunshine enjoying the delightful vista in front of you or looking back at the impressive rear exterior of the house. There are curved steps up to a crazy paved path flanked by delightful shrubs and flower beds and a large fishpond as well a spacious level lawns interspersed with shrub beds, mature trees and fruit trees with the original brick wall on each side of the garden.

This is a substantial and characterful coastal residence offering a rare combination of period architecture, generous accommodation, private grounds and exceptional connectivity. Its appeal extends well beyond the house itself. For those seeking an alternative to conventional commuter living, this distinguished West End residence offers the opportunity to combine space, heritage, education, culture, gastronomy and the coast. With everything within walking distance, you can leave the car on the drive.















Seller Insight



When we first saw the property, we were not sure about taking on such a renovation project but when we walked into the amazing drawing room, we knew we had to have this very special home. It took 18 months to complete the renovation and we were particularly proud of our achievement and have loved living here ever since. It has been a fantastic family home and we shall keep all the wonderful memories of our time here but we are starting a new chapter in our lives so we hope new owners will be able to take advantage of everything this property has to offer.

Living here has given us the chance to enjoy Folkestone as one of Kent's most distinctive cultural destinations — a town that blends creativity, coastal living and excellent connectivity in a way that has really shaped our lifestyle. We've loved being so close to the celebrated Creative Quarter, where independent boutiques, galleries and studios create a vibrant artistic atmosphere. Just a short walk away, the revitalised Harbour Arm has become one of our favourite places to spend time, with its seasonal events, live music and open air food stalls overlooking the Channel.

For an active lifestyle, the convenience has been exceptional. Folkestone Sports Club is close by, and we've often taken advantage of the established Sene Valley and Etchinghill golf courses. The coastline, promenades and surrounding countryside have made walking, running and cycling a natural part of daily life — something we've really appreciated.

Families are extremely well served here. Having Folkestone School for Girls and The Harvey Grammar School within easy reach has been a major advantage, along with other respected local schools, including those rated 'Outstanding' by Ofsted.

Commuting has also been remarkably straightforward. Folkestone West station is around a 15 minute walk from the house, offering high speed services to London St Pancras International in under an hour. Being able to walk to the station and still enjoy fast rail links has given us a refreshing alternative to conventional commuter living — more space, fresh air and coastal surroundings without sacrificing access to the capital.

Sustainability is naturally woven into life here. With the coast, schools, amenities, dining, recreation and rail services all so close, many everyday journeys can genuinely be made on foot. For London travel, walking to Folkestone West and using high speed rail has helped us reduce reliance on the car, while the proximity of the coast and extensive outdoor spaces has encouraged a more active, outdoor focused routine.

The property currently holds an EPC rating of D, valid until 2033, providing a clear assessment of its energy performance and leaving scope for future owners to explore improvements as the home continues to evolve."

* 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:	
Sandgate	0.6 miles
Folkestone West Station	0.9 miles
Channel Tunnel	4.3 miles
Dover Docks	11.3 miles
Canterbury	17.4 miles
Gatwick Airport	72.0 miles
Charing Cross	75.5 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International	14 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

Whitehouse Surgery
Sandgate Road Surgery
Manor Road Surgery
Harbour Medical Practice
William Harvey Hospital
Royal Victoria Hospital

Education

Primary Schools:
Sandgate Primary
St Eanswythe's Primary
St Martin's Primary
Dover College Junior
Ashford School (Prep)
Secondary Schools:
Harvey Grammar for Boys
Folkestone School for Girls
Dover Girls Grammar
Dover Boys Grammar
Dover College
Ashford School

01303 275434
01303 851241
01303 851122
01303 330707
01233 633331
01303 850202

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01303 255516
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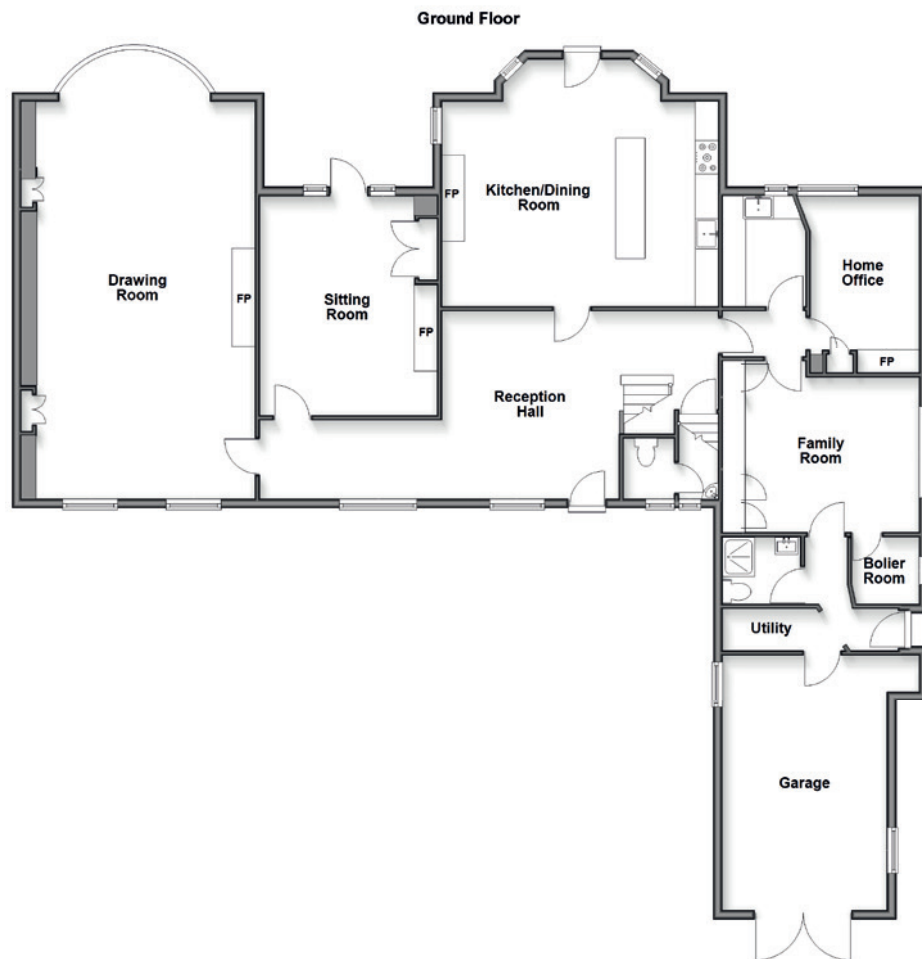
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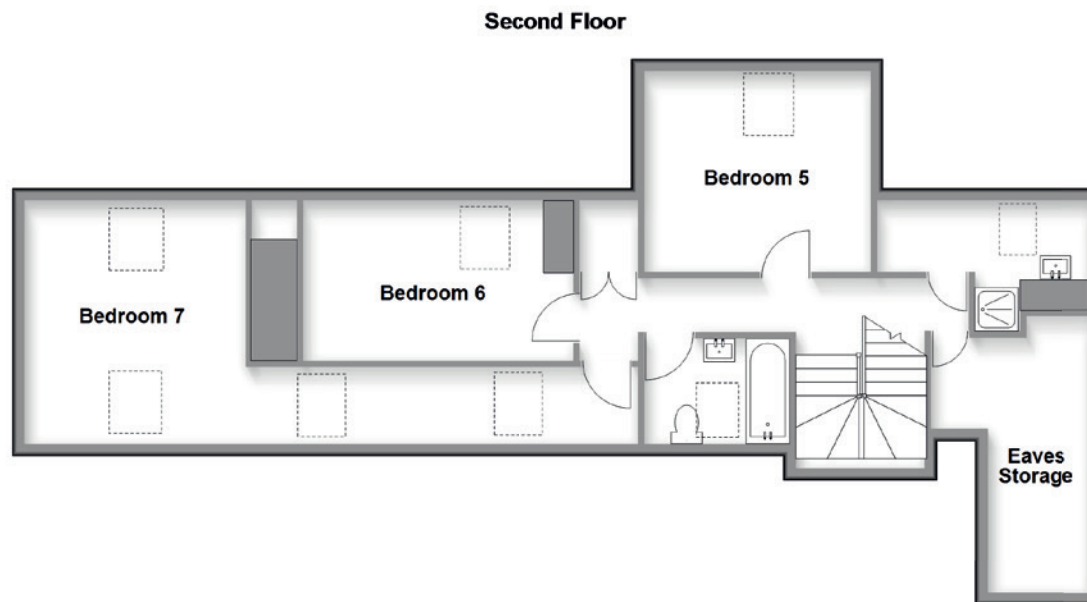
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Marleys	01303 470598
Rocksalt	01303 212070
British Lion	01303 251478
Hotel Imperial	01303 267441
Orchard Lane Coffee House	01303 487742
John Dory Wine Bar	01303 251937

Local Attractions/Landmarks

Hawkinge Battle of Britain Museum
Capel le Ferne Battle of Britain Memorial
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





Council Tax Band: C
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Reception Hall	19'10 x 14'4 maximum (6.05m x 4.37m)
Drawing Room	32'2 x 16'11 maximum (9.81m x 5.16m)
Sitting Room	14'8 x 12'3 (4.47m x 3.74m)
Kitchen/Dining Room	19'10 x 17'1 (6.05m x 5.21m)
Scullery	
Home Office	9'0 x 8'1 (2.75m x 2.47m)
Family Room	14'1 x 12'4 (4.30m x 3.76m)
Shower Room	
Boiler Room	
Utility	

FIRST FLOOR

Landing	
Bedroom 2	20'6 x 16'11 (6.25m x 5.16m)
Bedroom 3	16'1 x 12'5 maximum (4.91m x 3.79m)
Main Bedroom	20'7 x 19'10 maximum (6.28m x 6.05m)
Dressing Room	13'11 x 10'6 maximum (4.24m x 3.20m)
Bedroom 4	14'9 x 10'5 (4.50m x 3.18m)
Study/Hobby Room	14'0 x 10'2 (4.27m x 3.10m)
Storage	14'0 x 9'10 (4.27m x 3.00m)
Bathroom	
Separate Toilet	

SECOND FLOOR

Landing	
Bedroom 7	12'10 x 11'8 (3.91m x 3.56m)
Bedroom 6	14'1 x 8'2 (4.30m x 2.49m)
Bedroom 5	12'2 x 11'11 (3.71m x 3.63m)
Bathroom	
Shower Room	
Storage	20'4 x 6'4 (6.20m x 1.93m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Garage	18'4 x 11'0 (5.59m x 3.36m)



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.

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