



49 High Street, Hythe, Kent CT21 5AD



**KESTREL CREST,  
14 CLIFF ROAD, FOLKESTONE**

**£1,150,000 Freehold  
NO ONWARD CHAIN**

**A handsome detached family home occupying a delightfully secluded plot of a little over a third of an acre in an exclusive West End location, moments from The Leas, within easy walking distance of both stations. The spacious accommodation includes 4-5 reception rooms and 5-6 bedrooms. Double garage, parking, gardens. EPC D**



# **Kestrel Crest, 14 Cliff Road, Folkestone CT20 2JD**

**Entrance Hall, Sitting Room, Dining Room, Snug, Sun Room, Kitchen/Breakfast Room, Cloakroom, Inner Hallway, Study, Ground Floor Bedroom, Shower Room, Separate W.C., Cellar, First Floor Landing, Five Bedrooms, Bathroom and Shower Room, Integral Double Garage, Ample Parking, Gardens to Front, Side and Rear**

## **DESCRIPTION**

Kestrel Crest is a most appealing family home which occupies a delightfully secluded, generous plot on one of the most coveted roads in Folkestone's prestigious West End. The property has been a much loved family home for the current owner for some 44 years. Whilst appearing to have been generally well maintained, it is fair to say that it would now benefit from general updating but does however present an opportunity for purchasers to tailor this unique property to suit their own tastes and requirements and create a magnificent family home.

The accommodation, which exudes charm and character throughout, is of particularly comfortable proportions and comprises an impressive entrance hall leading to the sitting room, dining room and snug, all with original fireplaces. There is also a sun room and a particularly generous kitchen/breakfast room. The inner hall leads to a study, bedroom, cloakroom and shower room which, with its own entrance, could be reconfigured to create a self contained accommodation. On the first floor there are five bedrooms, some enjoying wonderful views over Sandgate and of the sea, a bathroom and a shower room.

The property occupies a generous plot totalling a little over a third of an acre of beautiful mature gardens which encompass the house to three sides and afford the property a great deal of privacy and seclusion. There is a wide driveway providing ample parking to the front and access to the garage and lawned gardens to the side and rear dotted with a wealth of shrubs and trees.

## **SITUATION**

The property is within Folkestone's sought after West End on a peaceful, no-through road. It is within metres of The Leas, a mile-long promenade offering stunning sea views towards France as well as access down to The Riviera beach and the award-winning Lower Leas Coastal Play Park. The Leas can be followed as far as Folkestone Harbour with the recently revitalised Harbour Arm offering champagne bars, restaurants, cafes and live music. Half a mile to the west of the property is the vibrant coastal village of Sandgate with its eclectic mix of antique shops, boutiques, restaurants and sailing club beyond. Folkestone town centre is within a mile of Kestrel Crest.

The Girls and Boys Grammar schools, The Turner School and The Academy offer excellent secondary education and highly regarded primary schools including Sandgate and Morehall are all close by.

There are a variety of sporting facilities available along the coast, including rowing, sailing, cricket, squash, bowls and swimming clubs as well as golf courses in the immediate vicinity.

Folkestone's West End station is a short, level walk away from Kestrel Crest with the High Speed Link service to London St Pancras taking around 53 minutes. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are 1.5 and 3.5 miles away respectively.



The accommodation comprises:

### **ENTRANCE HALL**

Entered via an arched oak door with leaded light panel, set within a stone archway, staircase to first floor with polished oak moulded handrail, square chamfered banister rails and terminating in a square newel post with decorative ball finial, door giving access to inner hall, deep moulded cornice, radiators, doors to:

### **SITTING ROOM**

Attractive brick built fireplace surround with an open fire over a tiled hearth, deep moulded cornice, pair of double glazed windows to rear overlooking the garden, panelled and leaded light door with leaded light windows to either side opening to the sunroom, radiator.

### **SNUG**

Attractive brick built fireplace surround with an open fire over a tiled hearth, deep moulded cornice, double glazed window to front, pair of double glazed windows to side, panelled and leaded light door to:

### **SUNROOM**

Casement door with double glazed windows to either side and above, opening to and overlooking the garden, further double glazed picture window to side.

### **DINING ROOM**

Attractive brick built fireplace surround with an open fire over a tiled hearth, deep moulded cornice, double glazed window to rear overlooking the garden, double glazed casement door with double glazed window to side opening to the garden, radiator.

### **KITCHEN BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated washing machine, dishwasher and Neff microwave, roll top granite effect Corian work surfaces incorporating pre-formed one and a half bowl sink with mixer tap and grooved drainer to side, tiled splashbacks, four burner Neff

induction hob with stainless steel splashback, stainless steel glazed and illuminated extractor hood above, range of coordinating wall cupboards with concealed lighting beneath and incorporating glazed display cabinets, built-in eye-level Neff double oven/grill with Miele coffee machine above, space and plumbing for American style fridge/freezer with pull-out larder cupboards to either side, coved ceiling, recessed lighting, double glazed window to rear, radiator, door to inner hall.

### **CLOAKROOM**

Low level W.C., wash basin, double glazed window to front.

### **INNER HALLWAY**

Access to staircase leading to cellar, obscured double glazed window to front, radiator, doors to:

### **REAR LOBBY**

Panelled and glazed door to garden.

### **STUDY**

Range of built-in bookshelves, cabinets and desk set into bay with double glazed windows to side, radiator.

### **LOBBY**

Tiled floor, corner shelved storage cupboard, panelled and obscured glazed door to front, doors to:

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, wall hung wash basin, tiled walls, recessed lighting, coved ceiling, extractor fan, heated ladder rack towel rail.

### **SEPARATE W.C.**

Low level WC, wall hung wash basin, walls tiled to half height, obscured double glazed window to rear, radiator.

### **BEDROOM**

Range of built-in cabinets, coved ceiling, recessed lighting, access to loft space, double glazed picture window to front, radiator, door to:





### **INTEGRAL DOUBLE GARAGE**

Of a generous size with a pair of electronically operated roller doors to front, window and two personal doors to side, power and light.

### **FIRST FLOOR GALLERIED LANDING**

Double glazed windows over staircase, access to walk-in shelved linen cupboard, access to loft space, picture rail, radiator, doors to:-

### **BEDROOM 1**

Pair of double glazed windows to rear, double glazed window to side, comprehensive range of fitted wardrobes, flights of drawers and coordinating dressing table, coved ceiling, radiator.

### **BEDROOM 2**

Fitted wardrobe cupboards, wash basin with vanity cupboard below, double glazed window to rear with views over Sandgate and of the sea, double glazed window to side, picture rail, two radiators.

### **BEDROOM 3**

Double glazed windows to front and side, picture rail, radiator.

### **BEDROOM 4**

Double glazed window to rear with views over Sandgate and of the sea, picture rail, radiator.

### **BEDROOM 5**

Access to built-in storage cupboard, double glazed windows to front and side, picture rail, radiator.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled shower, wash basin with mixer tap and vanity cupboard below and mirror over, low level WC, obscure double glazed window to side, recessed lighting, tiled walls, heated ladder rack towel rail.

### **BATHROOM**

Jacuzzi bath with mixer tap, tiled shower enclosure with thermostatically controlled

shower, low-level WC with concealed system, wash basin with mixer tap and work surface to either side and vanity cupboard below, mirror over, recessed lighting, tiled walls, coved ceiling, heated ladder rack towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The property is approached via a block paved driveway set between a pair of brick built piers and is edged by beech hedging. The block paving continues to a generous expanse to the front of the house providing off-road parking for a number of vehicles and access to the integral garage. The remainder of the garden is laid to lawn with various specimen trees and shrubs including a smoke bush, cordyline, hebe, monkey puzzle and a spruce tree, side access can be gained to the:

#### **REAR GARDEN**

To the rear of the house is a generous paved terrace with steps leading down to the remainder of the garden which is laid extensively to lawn and is well enclosed predominantly by close boarded timber panelled fencing. There are various specimen trees and shrubs including a fig tree, maple, flowering cherry, fruit trees, acer and mahonia amongst others. Within the garden is a timber framed summer house. A personal gate gives access to the **side garden** which is laid extensively to lawn, backed by a privet hedge and with a paved pathway spanning the width of the property and returning to the main drive. Within the side garden is a timber-framed storage shed and timber-framed log store.

#### **EPC Rating Band D**

#### **COUNCIL TAX**

Band G approx. £4,090.33 (2025/26)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**









Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

# Cliff Road, Folkestone, CT20

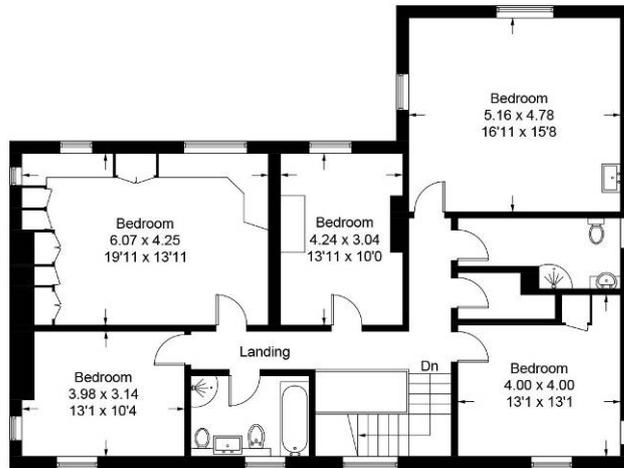
Approximate Gross Internal Area

Ground Floor = 203.3 sq m / 2188 sq ft

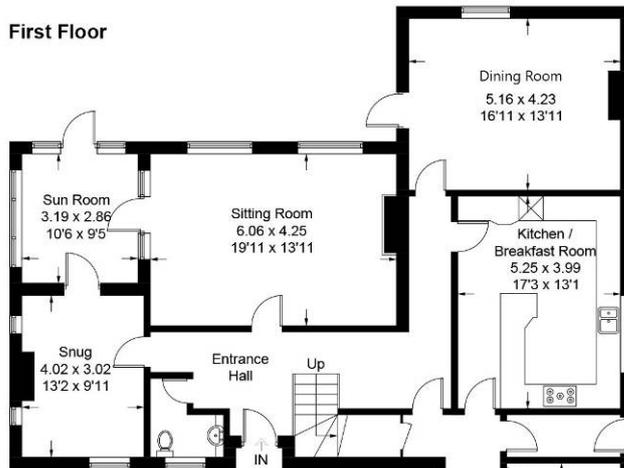
First Floor = 127.7 sq m / 1374 sq ft

Total = 331 sq m / 3562 sq ft

(Including Garage)



## First Floor



## Ground Floor

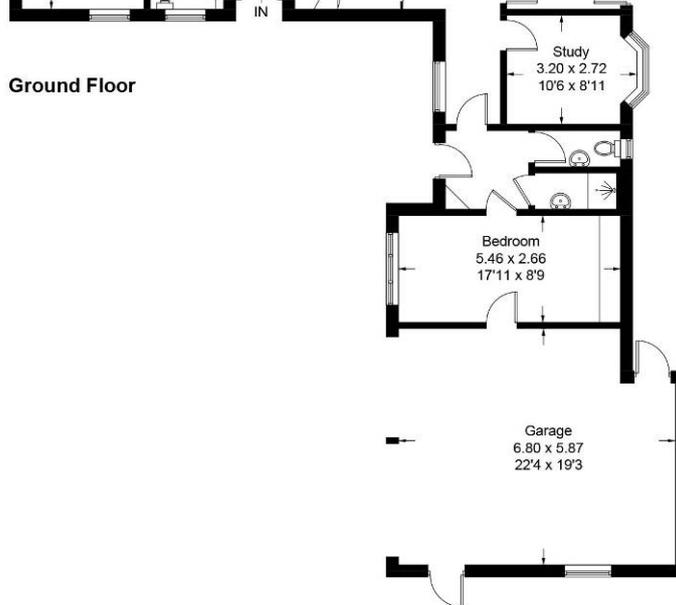


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207679)