



Price

£1,750,000
Freehold

New Dover Road, Capel-Le-Ferne, Kent
CT18

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Kent CT18

Folkestone Central station	4.3 miles
Channel Tunnel	7.7 miles
Dover Docks	6.9 miles



Sit on an elevated clifftop position on its own 2.66 acre plot is this impressive and charming attached house. With a gated driveway, detached garage, lower ground floor annexe, and the best sea view in the south coast of Kent.



An impressive and grand 1860s attached house

Stunning clifftop location with panoramic sea views

2.66 acre plot with outdoor kitchen and detached shower block

Long winding private driveway and detached garage

Spacious lower ground floor apartment with own entrance

Beautifully presented property with many original features



Airstream



This iconic residence was built in 1860 and stands approximately 500 feet above sea level along the clifftops at Capel-le-Ferne with uninterrupted sea and coastal views. It sits in 2.66 acres of grounds accessed via a private road and a circular driveway flanked by sweeping lawns that leads to the parking area, the garage and the impressive front entrance.

With stunning period features including high ceilings, bay windows, panelled doors and fireplaces as well as ornate coved ceilings, elegant arches and plasterwork, attractive ceiling roses, and oak flooring. At the same time it has been modernised to include a two storey extension and a spacious self-contained apartment on the lower ground floor with independent access. There is also a well equipped Airstream caravan with shower and toilet facilities and an outdoor kitchen with a decked 'lookout' terrace.

The reception hall features neo classical arches, oak parquet flooring and an Edwardian style staircase. The dual aspect open plan sitting and dining areas have original wood flooring, an open fire and a

wide central archway and large bay window. Next door is a double bedroom with a large bay window, an original fireplace, access to a large decked terrace and an ensuite shower room.

The kitchen/breakfast room features porcelain tiled flooring, a 19ft breakfast area and bi-fold doors to the decked terrace with a hot tub. The kitchen area has glossy black units with Minerva worktops housing high end appliances and an adjacent utility room. Off the first floor landing there are four double bedrooms, three with ensuite facilities and the fourth has access to the family bathroom with a slipper bath. The dual aspect principal bedroom has four bifold doors to an upper decked balcony offering stunning views across to France and luxury en suite facilities.

Wrought iron gates lead to the separate apartment, with a wet room, double bedroom, utility room and an open plan lounge. This features a large seating and office area, a dining area and a well-equipped kitchen with white units housing various built in appliances.

What the owner says...

"I moved here some 20 years ago and spent seven years renovating the property as I wanted to bring it back to its former glory as well as creating the kitchen/breakfast room and the principal bedroom with their respective terrace/balcony. While the renovated and modernised flat would be ideal for family members or for staff looking after the property, particularly if it was being used as the ultimate holiday and weekend retreat.

I love the peace and quiet and the stunning seascape but it is not isolated as it is not far to Folkestone, Dover and the Channel Tunnel as well as having easy road access to London, Canterbury and Ashford. While fast trains from Folkestone will whisk you to London in under an hour. Folkestone includes a plethora of restaurants and individual shops as well as excellent primary and grammar schools. For sporting enthusiasts there are various sports clubs including golf at Sene Valley or Etchinghill. While Capel-le-Ferne includes two pubs, a café, deli/farm shop, a farmer's market, a primary school and the amazing Battle of Britain Memorial. This is particularly applicable to Abbots Cliff House as during WWII it was a secret listening post with 60 WREN relaying messages and visited by Sir Winston Churchill and President Eisenhower."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

23 Watling Street, Canterbury, Kent, CT1 2UA
canterbury@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
45	64