



3 Dixwell Road, Folkestone, Kent

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# 3 Dixwell Road Folkestone, Kent CT20 2LG

A notable, vibrant period home standing sentinel in delightful grounds, in the prestigious West End.

Folkestone West station 0.8 mile (London St Pancras from 52 mins), M20 (Junction 13) 1.8 miles, Eurotunnel 2.8 miles (Calais from 35 mins)

Storm porch | Reception hall | Drawing room  
Sitting room | TV room | Home office | Study/  
hobby room | Kitchen/dining room | Scullery  
Utility | 2 Store rooms | 2 Cloakrooms | Boiler  
room | Principal bedroom with dressing room  
6 Further bedrooms | 2 Family bathrooms  
2 Shower rooms | Garden | Garage  
EPC rating D | About 0.5 of an acre

## The property

3 Dixwell Road is a substantial period property, extending to over 4,500 sq ft, with a collection of large, elegant rooms arranged over three light-filled floors. The house has been comprehensively restored by the current vendors who have enhanced and retained the period character, whilst incorporating stylish, relaxed spaces.

Set in grounds of half an acre, with high levels of privacy, plentiful sash and bay windows connect the house to its beautiful surroundings, imbuing a great sense of calm and a tranquillity befitting of a more rural location. The sea, promenade, town and train station (with High Speed service to London St Pancras) are all within easy reach.

The grand arched entrance doorway opens to an airy reception hall with a turned stairway and cloakroom. The hallway flows into an abundance of adaptable, high-ceilinged and sash windowed rooms with an assortment of charming feature fireplaces. The 32 ft drawing room is exceptional, having bespoke built-in cabinets and an impressive curved bay

overlooking the gardens; alongside is the sitting room opening to the westerly aspect. Further on there is a TV room with fitted furniture, and a peaceful home office.

The sociable kitchen and dining room occupies a 19 ft space with a walk-in bay and door to the rear terrace. The kitchen features a range of stylish modern cabinetry, work surfaces and appliances, including a range stove. The dining area has ample space for a large table. Completing the ground floor is a scullery, utility, boiler room and a useful shower room. The rear hall leads through to the attached garage.

Along with a study/hobby room and a store room, the first floor is home to four well-proportioned and bright bedrooms with fine features, including the bay-windowed principal with its adjoining dressing room. There is a family bathroom with a freestanding rolltop bath and separate cloakroom.

On the second floor there is an additional store room and three further bedrooms, well served by an additional modern shower room and family bathroom.

## Outside

The property sits in a well-established, part walled private plot within its sought-after postcode, surrounded by tall trees, shrubs and neatly trimmed dividing hedges. A driveway leads to the attached garage, with a pathway flanked by level lawn leading to the main entrance.

The rear garden enjoys a westerly aspect and comprises further expanses of level formal lawn with a pretty paved terrace for dining, an ornamental pond and a variety of colourful planting schemes.

## General

**Local Authority:** Folkestone and Hythe District

**Services:** All mains services; gas heating.

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price: Offers Over £1,750,000**





























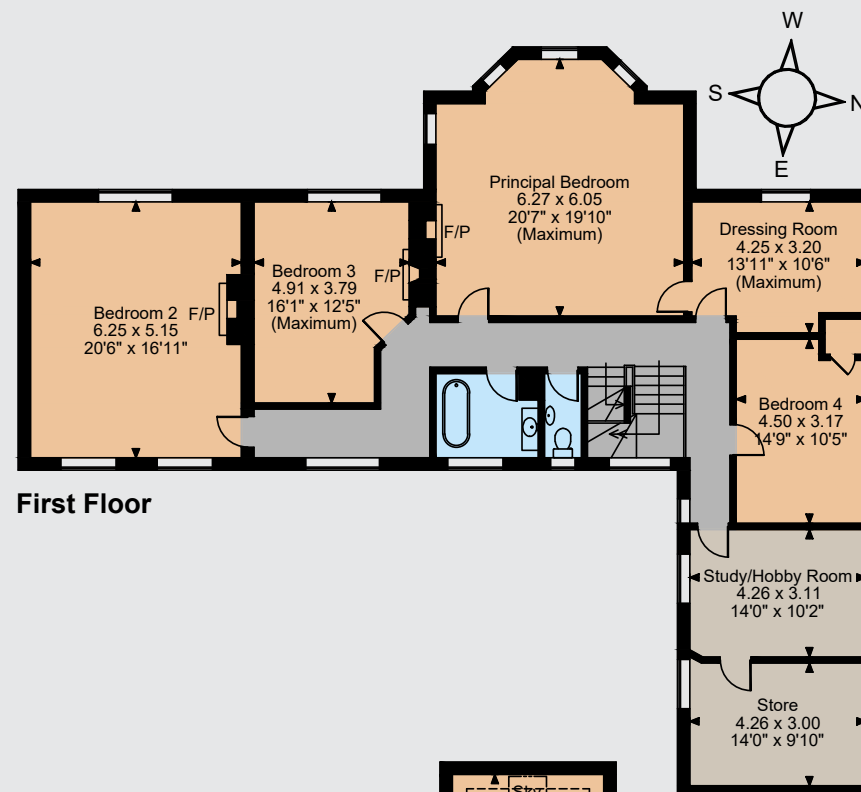




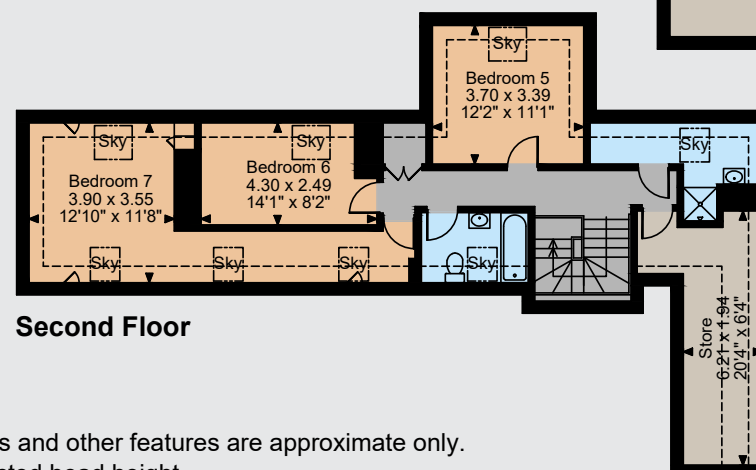
Dixwell Road, Folkestone  
 Main House internal area 4,529 sq ft (421 sq m)  
 Garage internal area 212 sq ft (20 sq m)  
 Total internal area 4,741 sq ft (441 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Location

The desirable West End is within easy reach of the Leas, coastal paths and eclectic Sandgate village, with its range of shops and eateries. Folkestone itself, with its burgeoning Arts scene, together with Hythe provide comprehensive amenities and services, including outstanding schooling.

The M20 gives excellent road access, whilst Folkestone West offers High-Speed links to London and Ashford International. The Channel Tunnel provides regular services to the Continent.

## Directions

From M20 (Junction 13): Take the A20 exit to Folkestone and then the fourth and second exits at the following two roundabouts. Continue along the B2064 for 0.4 mile before turning right onto Godwyn Road. Turn right onto Bouverie Road West and shortly left onto Dixwell Road, where the property will be found on the right.

## Canterbury

2 St Margaret's Street2, Canterbury, Kent CT1 2SL

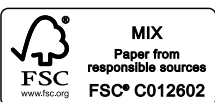
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