



Casale
6 Sea View Road | St Margaret's Bay | Dover | CT15 6EE

FINE & COUNTRY



Step inside

Casale

No expense has been spared and no detail overlooked in the creation of this extremely impressive Georgian style residence, built for the current owner in 1980. Nestling in the midst of a 0.4132 of an acre plot with development potential and surrounded by large mature trees and lawns it is approached via a long gravel driveway that leads to the double garage and the front porch with Palladian style pillars. It is at this stage that you can really begin to appreciate the external appeal of this lovely house with its bay window, symmetrical upper floor multi-pane windows, original Kent peg tiled roof and a high chimney stack. The beautiful double mahogany front door will make you impatient to see what lies beyond and you won't be disappointed.

There are numerous and impressive internal features that make this place not only unique but emphasises the exceptional quality of the property. Virtually all the doors are solid mahogany, most of the floors are solid wood and the ornate plaster coving and ceiling roses in many of the rooms are hand crafted. Nowhere is this better illustrated than in the vast and awe inspiring double height entrance hall with its Italian Cararra marble flooring, wrought iron and wood staircase leading to a three sided wood and wrought iron galleried landing with a large chandelier hanging from a central ceiling rose.

The main ground floor rooms lead off the hall including double doors to the large and elegant dual aspect drawing room. This has French doors to the rear terrace and a large bay window overlooking the front garden providing views of the sea and even incorporates an individually curved radiator under the window. There is a delightful inglenook style fireplace with a multi-fuel burner currently fuelled by liquid gas, two ceiling roses and double doors to the spacious dining room so this whole area offers a wonderful entertainment space.

For easy catering there is a hatch between the dining room and the fascinating French designed kitchen/breakfast room. This includes an attractive tiled floor with matching tiled worktops, an angled peninsular workspace, a plethora of hand built oak units and a variety of appliances including a gas hob, double oven, integrated dishwasher and fridge/freezer. There is a charming bay window incorporating a bespoke curved banquette and circular breakfast table and a door to a lobby with doors at either end to the front and rear gardens that leads to the large utility and boiler room. This floor also includes a charming and cosy sitting room where the family can relax as well as a cloakroom and a large boot room with a built in coat cupboard.

The impressive light and bright galleried landing with three windows provide wonderful sea views and leads to the five double bedrooms. These include the master with fitted wardrobes and access to a Jack and Jill bathroom that also serves another double bedroom while another Jack and Jill bathroom services the other two bedrooms.

Outside the gardens surround the property and are mainly laid to lawn interspersed with mature shrubs and impressive tree borders that ends at Lighthouse Road. There is a terrace that spans the width of the property and also a curved terrace adjacent to a goldfish pond providing an ideal place for al fresco dining.











Seller Insight

“ This has been a wonderful family home and originally designed to have everything we wanted. We have loved living in St Margaret at Cliffe and have delightful neighbours. However it is time to downsize and move to something smaller and let another family enjoy everything this special home has to offer. If a potential purchaser is interested in developing the site we had planning permission granted many years ago to build two houses at the end of the garden with access on to Lighthouse Road. Although this planning permission has lapsed, I am sure it would be possible to reinstate or update it.

The village provides everything needed on a daily basis and includes a post office, village shop, a number of restaurants, an hotel and four pubs including the well-known Coastguard at St Margaret's Bay. There are a wide range of societies and clubs including bowls, tennis, cricket and football as well as a history and horticultural society, among many others. Not to mention the St. Margaret's players for those with a more theatrical bent. For the younger members of the community there are also very active scout, guide and brownie troops as well as two riding stables.

St Margaret's has long been a magnet for famous names with Peter Ustinov, Noel Coward and Ian Fleming being among its past illustrious residents and well known celebrities continue to make it their home. For regular commuters we are not far from Dover and Folkestone for access to the Continent and Martin Mill and Dover for the mainline station and high speed rail to London. While it is only a short drive to the lovely town of Deal with its seafront, individual shops, bars and restaurants. We can get down to St Margaret's Bay very quickly and there are wonderful walks to the South Foreland Lighthouse – the first in the world to have electric light – or you can stroll along to the Dover Patrol Memorial, further along the clifftop.”*

* 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	
Martin Mill Station	2.3 miles
Dover Priory	5.3miles
Dover Docks	5.0 miles
Channel Tunnel	115. miles
Gatwick Airport	79.9 miles
Canterbury	19.3 miles
Charing Cross	85.7 miles

By Train from Martin Mill

London St Pancras	1hr 15 mins
Victoria	1hr 41 mins
Charing Cross	1hr 53 mins
Canterbury East	29 mins
Dover Priory	8 mins
Deal	8 minss

By Train from Dover Priory

St Pancras	1hr 4mins
Canterbury East	16 mins
Charing Cross	1hr 42 mins
Victoria	1hr 30 mins
Ashford International	26 mins
Martin Mill to St Pancras	1hr 38mins

Leisure Clubs & Facilities

Post Office Village Shop	01304 852425
The Deli	07512 672947
Walmer and Kingsdown Golf Club	01304 373256
Broome Park Golf Club	01227 830728
St. Margaret's Bowls and Social	01304 853867
St. Margaret's Players	01304 852975
History and Horticultural clubs	
Tennis, Cricket and Football Clubs	
Scouts/Brownies/Guides	

Healthcare

Dr. Bahadur	01304 852291
Penchester Health	01304 865577
St. James' Surgery	01304 225559
Kent and Canterbury Hospital	01227 766877
Buckland Hospital	01304 222510

Education

Primary Schools:	
St. Margaret's at Cliffe Primary	01304 852639
Charlton C. of E. Primary	01304 201275
Deal Parochial C. of E. Primary	01304 374464
Dover College (Junior)	01304 205969

Secondary Schools:

Dover Grammar (Boys)	01304 206117
Dover Grammar (Girls)	01304 206625
St. Edmund's Catholic School	01304 201551
Sandwich Technology School	01304 610000
Sir Roger Manwood's Grammar	01304 613286
Kings School, Canterbury	01227 595501
Dover College	01304 852639

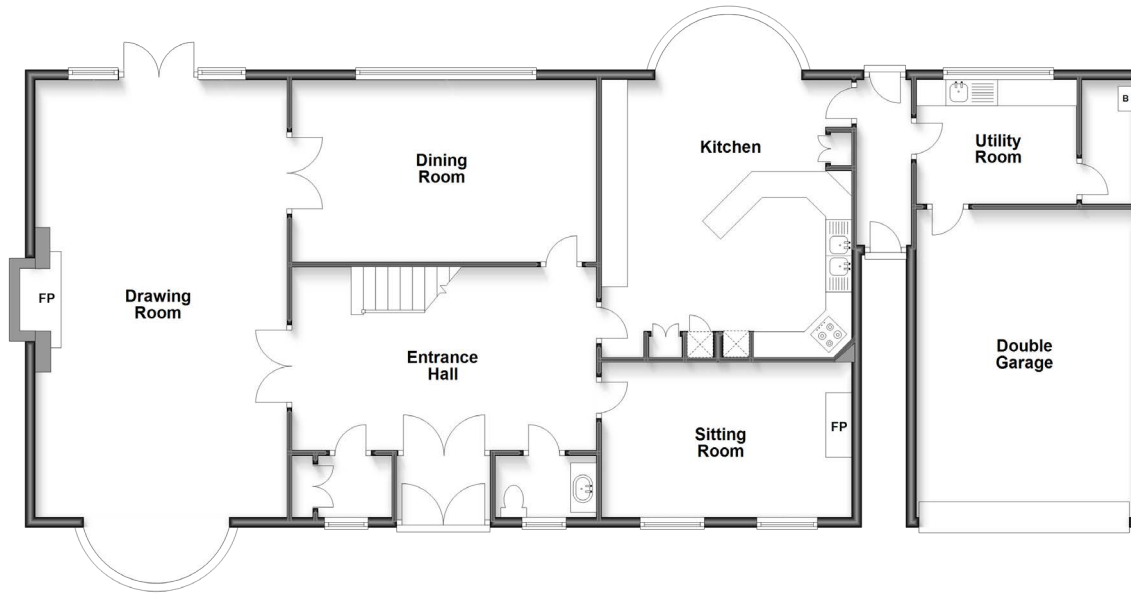
Entertainment

The Red Lion	01304 853190
The Smugglers	01304 853404
The Coastguard	01304 851019
Whitecliffs Hotel and Restaurant	08007 569964
Marlowe Theatre, Canterbury	01227 787787

Local Attractions/Landmarks

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Ground Floor
Approx. 174.3 sq. metres (1876.5 sq. feet)



GROUND FLOOR

Porch	
Entrance Hall	19'5 (5.92m) x 11'6 (3.51m) narrowing to 8'3 (2.52m)
Coat Room	
Cloakroom	
Drawing Room	32'0 into bay x 16'0 (9.76m x 4.88m)
Dining Room	19'5 x 11'4 (5.92m x 3.46m)
Sitting Room	16'1 x 9'7 (4.91m x 2.92m)
Kitchen/Breakfast Room	21'11 maximum x 16'3 (6.68m x 4.96m)
Side Lobby	
Utility Room	10'2 x 7'8 (3.10m x 2.34m)
Boiler Room	

FIRST FLOOR

Landing	
Main Bedroom	19'8 x 11'4 (6.00m x 3.46m)
Jack & Jill Bathroom	16'0 x 5'7 (4.88m x 1.70m)
Bedroom 4	16'1 x 9'7 (4.91m x 2.92m)
Bedroom 3	16'1 x 9'7 (4.91m x 2.92m)
Jack & Jill Bathroom	11'4 x 5'7 (3.46m x 1.70m)
Bedroom 2	20'1 (6.13m) narrowing to 16'1 (4.91m) x 11'5 (3.48m)
Bedroom 5	12'0 x 11'5 (3.66m x 3.48m)

First Floor
Approx. 120.0 sq. metres (1291.8 sq. feet)



OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	19'4 x 15'0 (5.90m x 4.58m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£ 1,750,000

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



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