



The Forelands
48 Mill Road | Deal | Kent | CT14 9AD



STEP INSIDE

The Forelands is an exceptionally handsome Edwardian residence dating from 1910, beautifully modernised to harmonise its timeless period character with contemporary comfort. Positioned opposite the leafy expanse of Victoria Park and framed by mature horse chestnut trees, it enjoys one of Deal's most privileged settings, moments from the town centre, station and seafront. Its striking façade and elegant proportions immediately convey a home of genuine distinction, while inside, every space has been curated with care to honour its heritage and elevate modern living.

Stepping inside, the entrance hall establishes an atmosphere of refined grandeur. Original tiled flooring, a sweeping staircase and a lofty panelled ceiling create an impressive sense of scale that continues throughout the home. From here, generously proportioned reception rooms unfold, including the dining room and an elegant sitting room centred around an Esse woodburning stove set within the original surround. A glazed Edwardian door leads through to the conservatory, preserving the home's architectural lineage and enhancing the flow of natural light.

At the heart of the property lies the Neptune-designed kitchen, a beautifully crafted space fitted with premium appliances such as twin Neff ovens, an integrated microwave, induction hob, Siemens extractor, Franke boiling tap and integrated dishwasher. A large central island with statement pendant lighting anchors the room, while underfloor heating runs seamlessly through the kitchen, breakfast area, pantry, utility and cloakroom. The kitchen opens into a wonderfully bright conservatory finished with plantation shutters and a newly tiled floor, creating an inviting setting for relaxed dining and everyday living. From here, a further Edwardian glazed door leads directly onto the expansive paved terrace and the secluded southwest facing garden.

The first floor is arranged around a bright galleried landing, giving access to four wellproportioned bedrooms. Three feature original fireplaces that serve as charming focal points, reinforcing the home's period character. The family bathroom has been sensitively updated, blending classic design with modern indulgence through underfloor heating, a Burlington freestanding bath and a generous walkin power shower.

Throughout the home, carefully selected finishing touches enhance its elegance. Plantation shutters, bespoke curtains, Roger Oates stair carpet, fitted carpets and beautiful chandeliers, many by Christopher Wray, have all been chosen to complement the property's refined proportions and timeless aesthetic.

Outside, the landscaped rear gardens extend to 0.3154 of an acre, planted with mature shrubs, fruit trees and an established vine. The original gardener's WC adds a charming nod to the home's heritage. To the front, the property sits well back from the road behind a gated driveway providing parking for several vehicles and leading to a detached double garage, a versatile space offering superb potential for conversion into a home studio or guest suite, subject to the necessary consents.

With its distinguished Edwardian architecture, beautifully balanced interiors and gardens designed for both seclusion and enjoyment, The Forelands is a residence of exceptional quality, a refined home ready to move into and savour.









SELLER INSIGHT

“Living here has given us the privilege of enjoying one of Deal's most desirable locations, a setting that balances tranquillity, convenience and everyday practicality in a way few homes can match. Positioned opposite the beautiful, tree-lined expanse of Victoria Park, the house sits within a peaceful residential pocket, yet remains just moments from the town centre, the station and the seafront. It is a location that has enriched our daily life, offering both calm surroundings and effortless access to everything Deal has to offer.

One of the greatest advantages of living here is the exceptional transport convenience. Deal station is only a short walk away, providing direct highspeed services to London St Pancras International, making commuting or day trips remarkably straightforward. Regular routes also connect to London Bridge, Charing Cross, and London Victoria, offering flexibility for work and leisure. For those who prefer to drive, London can typically be reached in under two hours, while Canterbury, Sandwich and Dover are all easily accessible via well-connected local road networks. The combination of coastal living with such strong links to the capital has been a genuine luxury.

The area is also exceptionally well served for schools, something we have always valued. Within easy reach are several highly regarded primary schools, including St Mary's Catholic Primary School, Deal Parochial Church of England Primary School, and The Downs C of E Primary School. For secondary education, Goodwin Academy is conveniently close by. Having this cluster of schools so near has made family life wonderfully simple, with safe walking routes and a strong sense of community.

Everyday amenities are equally accessible. Deal's vibrant town centre offers an excellent selection of independent shops, cafés, restaurants and essential services. The weekly markets, artisan bakeries, and well stocked farm shops in the surrounding villages have been part of our regular routine. Supermarkets, pharmacies and local conveniences are all close at hand, while the seafront, just a short stroll away, provides a beautiful backdrop for morning walks, weekend relaxation or meeting friends at one of the town's popular beachfront cafés.

What we have loved most about this location is its balance: peaceful, green surroundings opposite the park, combined with the practicality of being so close to the station, schools, shops and the beach. It is a place that supports family life, professional life and leisure in equal measure, a setting that has made living in Mill Road truly special.”

* 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

Deal Station	0.3 miles
Walmer Station	1.8 miles
Dover Docks	9.5 miles
Channel Tunnel	20 miles
Canterbury	17 miles
Charing Cross	84 miles
Gatwick	87 miles
By Train from Deal	
St. Pancras	1hr 27 mins
Sandwich	6 mins
Canterbury East	1hr 11 mins
Charing Cross	2hr 3 mins
Victoria	1hr 53 mins
Ashford International	45 mins
By Train from Walmer	
St. Pancras	1hr 20 mins
Sandwich	10 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

Education

Primary Schools:	
Warden House	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969
Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080

Local Attractions / Landmarks

Walmer Castle
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Tides Leisure Centre	01304 373399

Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Entertainment

Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

GROUND FLOOR

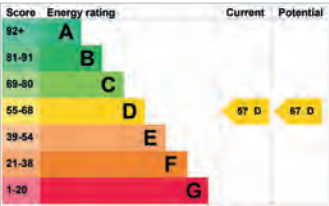
- Entrance Hall
- Dining Room 17'8 x 13'0 (5.39m x 3.97m)
- Sitting Room 18'0 x 14'0 (5.49m x 4.27m)
- Conservatory 23'5 x 9'4 (7.14m x 2.85m)
- Breakfast Area 12'11 x 10'4 (3.94m x 3.15m)
- Kitchen 17'2 x 11'10 (5.24m x 3.61m)
- Pantry
- Utility Room
- Cloakroom
- Outside WC

FIRST FLOOR

- Landing
- Bedroom 2 16'2 x 13'0 (4.93m x 3.97m)
- Bedroom 3 11'1 x 9'7 (3.38m x 2.92m)
- Family Bath/Shower Room
- Bedroom 4 8'4 x 8'2 (2.54m x 2.49m)
- Principal Bedroom 18'1 x 13'11 (5.52m x 4.24m)

OUTSIDE

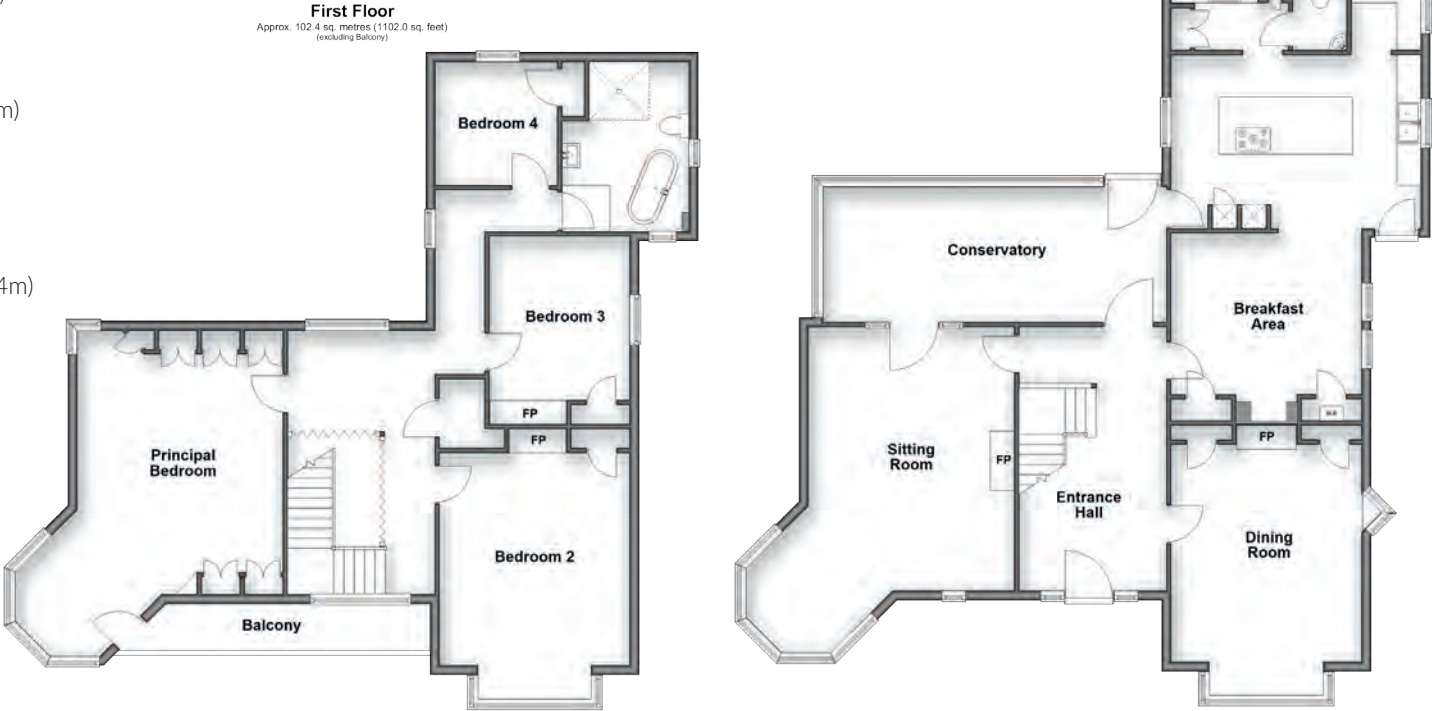
- Rear Garden
- Front Garden
- Gated Driveway
- Double Garage 19'10 x 13'11 (6.05m x 4.24m)



Outbuilding
Approx. 26.0 sq. metres (280.2 sq. feet)



Ground Floor
Approx. 133.8 sq. metres (1440.7 sq. feet)



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