







## LAND TO SW OF YAMAGA THE AVENUE, TEMPLE EWELL, DOVER, CT16 3AW

£325,000

- Fully consented 0.95-acre plot with stunning panoramic views over Temple Ewell Downs
  - Architect-led woodland retreat design – “a clearing in the woods” concept
  - Two-storey home nestled into the landscape with canopy-level living spaces
  - Eco-conscious build: ground-source heat pump, solar thermal & PV panels
    - High-quality materials: black timber cladding, rammed cement walls & wildflower roofs
- Private, west-facing garden bordered by mature trees and rich natural greenery
- Approved landscaping includes slow worm hibernaculum & TPO-protected trees
- Dual access via The Avenue and Park Road with generous driveway and carport
  - Mains drainage & local utility connections understood to be available nearby
- Desirable village location: 10-min walk to Kearsney Station, 9-min drive to Dover Priory, 20 mins to Canterbury & Folkestone















# ABOUT THIS HOME

A Rare Opportunity to Build a Contemporary Woodland Retreat – Temple Ewell, Dover

Set within approximately 0.95 acres of private, tree-lined landscape, this fully consented plot offers the chance to create a beautifully designed, eco-conscious home with breathtaking views across Temple Ewell Downs. Positioned at the end of The Avenue, with additional access via Park Road, the site benefits from a natural slope and dense boundary vegetation, offering both privacy and a dramatic architectural setting.

The approved scheme – inspired by the idea of “a clearing in the woods” – features a two-storey home that blends seamlessly into the topography. The lower ground level, built into the landscape, includes guest accommodation, a multi-use space and plant room, allowing for minimal visual mass and enhanced thermal performance. Above, the main living areas rise into the canopy, opening up to expansive countryside views through full-height glazing.

Design features include:

- Vertical black timber cladding, wildflower roofs and rammed cement walls
- Sloped driveway and carport, with generous off-road parking and turning space
- Passive design principles, solar thermal and PV panels, ground-source heat pump
- Private, west-facing garden aspect framed by mature trees
- Slow worm hibernaculum and TPO-protected trees already accounted for
- Mains drainage and utilities available nearby

This is an exceptional opportunity to create a sustainable, architect-led family home, designed to respond directly to the land and its natural beauty.









Owners Remarks:

It's with real regret that we offer this beautiful piece of land for sale due to personal circumstances. Our vision was to create a home where we could step outside and be immediately immersed in the natural world and this land offered all this. It's a living, breathing space filled with beauty and wildlife. We've regularly seen badgers, foxes, lizards, and protected slowworms, and the woodland is alive with birdsong throughout the year. There are meandering paths, sun-dappled glades, quiet clearings for contemplation, and hidden corners perfect for children to explore — with trees to climb and secret spots to discover. Planning permission is in place for a striking, high-end design, but the property would lend itself to a range of different developments. Whether your style is contemporary and ambitious, or simple and low-impact, this is a truly versatile and special site.

We hope the next custodian will love and care for it as we have, and perhaps make their own dream a reality here.

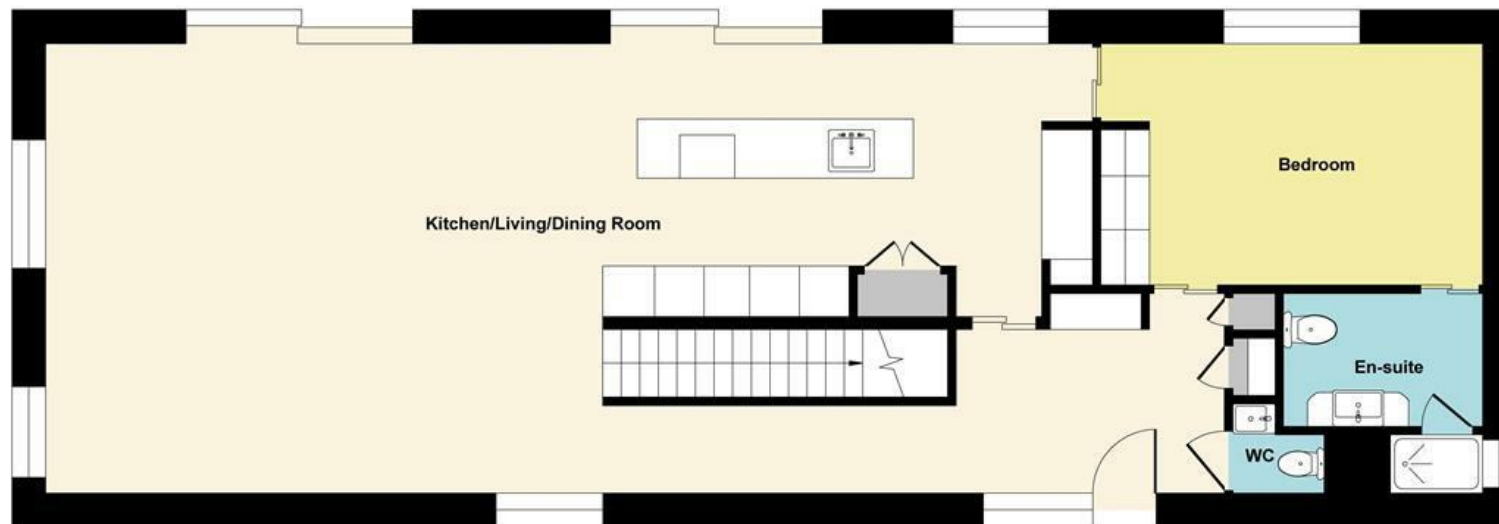








First Floor



Ground Floor



# ABOUT THE AREA

Nestled in the heart of the Dour Valley, Temple Ewell is a characterful and historic village surrounded by conservation areas, woodland, and landscaped parkland, including the much-loved Kearsney Abbey, Russell Gardens, and Bushy Ruff Park. With its charming parish church, well-regarded primary school, and active village hall, the area offers a close-knit community feel while being incredibly well-connected for wider travel and amenities.

For commuters or those needing quick access to the capital, Dover Priory station is just 2.8 miles (9 minutes by car) and offers direct high-speed services to London St Pancras in as little as 1 hour 6 minutes. Alternatively, Kearsney station is just a 10-minute walk away and connects to London via a change, with journey times from 1 hour 17 minutes. This makes Temple Ewell ideal for those seeking countryside living with excellent links to London and beyond.

The village is also perfectly placed for access to two of Kent's most desirable destinations. Canterbury, with its historic cathedral, vibrant cultural scene, and excellent shopping and dining, is less than 13 miles away – around 20 minutes by car. Similarly, Folkestone, home to the creative quarter, seafront dining, and the Eurotunnel terminal, is just 8.5 miles away and also around 20 minutes' drive. The A2 and A20 trunk roads are easily accessible, offering fast road connections across the region and direct routes to the Port of Dover, only 3 miles away — making travel to continental Europe incredibly convenient.

This balance of rural tranquility, community charm, and superb transport links makes Temple Ewell a truly exceptional setting — ideal for professionals, families, and those seeking a more connected countryside lifestyle.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Beth Morgan and Anita Lewis personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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## CONTACT US

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