







A superb four bedroom residence of the highest calibre boasting quality style and luxury throughout and set in a most sought after semi rural location and sitting in approximately 1.25 acre grounds, driveway parking, double car port with stunning annexe over, delightful gardens, swimming pool and pool house with sauna. EPC Rating = E

Guide Price £1,250,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Parking Driveway and double car port

EPC Rating E

Council Tax Band G

Folkestone & Hythe District Council



The ground floor offers

A quality oak entrance porch canopy sets the tone for this beautifully presented home, combining character and style from the moment you arrive. The welcoming entrance hall leads to a spacious living room featuring a striking fireplace, a deep front bay window, and a sliding barn door opening into the show-stopping 'Chichester' kitchen by Neptune. Designed for both everyday living and entertaining, the kitchen boasts a full range of premium appliances and flows seamlessly into the dining area, complete with a roof light and bi-folding doors to the garden. A second reception room, also with a fireplace and deep bay window, provides flexible space for relaxing or working from home. A practical utility room and cloakroom/WC add to the functionality, while an inner lobby with a glazed wall and door creates an elegant transition between the hallway and kitchen.

First floor

The first floor continues the property's beautiful presentation, with a spacious landing leading to the impressive main bedroom, which features an extensive range of fitted wardrobes, a dressing area, and a high-quality en-suite shower room with WC. There are three further generously sized double bedrooms, a separate office and a luxurious family shower/bathroom/WC, all finished to a high modern standard

Outside

Accessed via a five bar gate, the property opens onto a gravel driveway and an attractive front garden, mainly laid to lawn and complemented by a variety of mature shrubs, plants, and trees. A barn-style double carport provides covered parking and incorporates a laundry room and a storage cupboard. Above the carport, a separate entrance leads to a stunning annexe offering contemporary and stylish living space, complete with a walk in wardrobe, kitchenette with sink and breakfast bar, eaves storage, and two balcony windows that open to reveal beautiful views over the paddock and surrounding countryside. The rear garden continues to impress, featuring a delightful terrace to the side of the property and a well-maintained swimming pool with ample space for entertaining and relaxation. Additional outdoor amenities include a pool house with sauna and store room, a fenced paddock, a stable with two loose boxes, a potting shed, and three further useful storage cupboards, making this an ideal home for those seeking both comfort and lifestyle in a picturesque setting.

Entrance hall

Reception room

15' 6" x 12' 7" (4.72m x 3.84m)

Living room

23' 5" x 12' 8" (7.14m x 3.86m)

Utility room

8' 1" x 7' 4" (2.46m x 2.24m)

WC

Kitchen

18' 11" x 13' 10" (5.77m x 4.22m) Open plan to :

Dining room

22' 1" x 11' 4" (6.73m x 3.45m)

First floor

Landing





Bedroom one
13' 11" x 12' 11" (4.24m x 3.94m)

En suite shower room/WC

Bedroom two
13' 7" x 12' 6" (4.14m x 3.81m)

Bedroom three
12' 10" x 10' 9" (3.91m x 3.28m)

Bedroom four
12' 10" x 10' 9" (3.91m x 3.28m)

shower/bathroom/WC
12' 4" x 7' 4" (3.76m x 2.24m)

Outside
Attractive gardens and paddock
Approximately 1.25 Acre. Total

Double barn style car port
19' 2" x 15' 7" (5.84m x 4.75m)

Annexe Ground floor
Laundry room
11' 3" x 3' 11" (3.43m x 1.19m)

Annexe Entrance hall

Shower room/WC

Annexe First floor
Living space
26' 11" x 18' 11" (8.20m x 5.77m)

Outbuilding
Potting shed with three further storage areas
14' 11" x 8' 1" (4.55m x 2.46m)

Stable block
Stables
Stable one - 11' 4" x 11' 2" (3.45m x 3.40m)
Stable two - 11' 4" x 11' 2" (3.45m x 3.40m)

Pool House
Pool House with Sauna
14' 2" x 9' 2" (4.32m x 2.79m)
Storage area







Approximate Gross Internal Area Main House = 193 sq m / 2077 sq ft
 Annex (Excluding Car Port & Eves Storage) = 58 sq m / 626 sq ft
 Car Port = 28 sq m / 298 sq ft
 Pool House = 16 sq m / 169 sq ft
 Stables = 23 sq m / 253 sq ft
 Outbuildings = 17 sq m / 184 sq ft



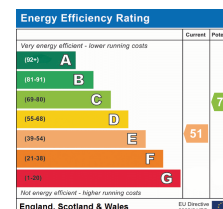
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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