







A beautifully restored period residence, this charming home is situated in a stunning rural location in the parish of Acrise and close to Densole and Hawkinge. Sitting on approximately 5 acres of land the property includes a 4-acre field complete with four stables and a double garage, ideal for equestrian enthusiasts. Upon entering the house, you are greeted by a spacious reception hall with a spiral staircase leading to the first floor. The ground floor boasts a large living room featuring two inglenooks and a wood-burning stove, creating a cosy and inviting atmosphere. The kitchen/dining room is perfect for family meals and entertaining, while the utility room provides additional space and leads to a further utility/W.C. The first floor offers a landing leading to four bedrooms, each with its unique charm. The main bedroom includes an en suite bathroom and a fitted wardrobe, while the second bedroom also features a fitted wardrobe. Bedrooms three and four are well-sized and share a beautifully appointed main bathroom. Outside, the property and stables are approached via a long private driveway with ample parking. A detached gym/studio outbuilding offers versatile space for various uses. There is no forward chain. EPC RATING = D

Guide Price £995,000

Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 4

Bathrooms 2

Parking Driveway & double garage

Heating Oil

EPC Rating D

Council Tax Band G

Folkestone and Hythe District Council



Situation

The property is located in a rural location in the parish of Acrise which is between the villages of Elham and Densole. The village of Densole offers a pub, Post Office and bus stop with routes to Canterbury and Folkestone. The nearby Town of Hawkinge offers amenities including; a mini supermarket and larger supermarket, doctor's surgery, primary school, pubs and takeaway outlets, community centre and a variety of other shops on the main street. There are good transport links by bus to Canterbury and Folkestone and at Folkestone Central Station High Speed train services to London. Good access to M20 and Channel Tunnel.

The accommodation comprises

Ground floor

Reception hall

Living room

34' 7" x 12' 0" (10.54m x 3.66m)

Kitchen/dining room

20' 8" x 13' 8" (6.30m x 4.17m)

Utility room

10' 3" x 5' 9" (3.12m x 1.75m)

Further utility space and WC

First floor

Landing





Bedroom one

12' 4" x 12' 3" (3.76m x 3.73m)

En suite shower room

Bedroom two

12' 4" x 12' 0" (3.76m x 3.66m)

Bedroom three

13' 1" x 12' 5" (3.99m x 3.78m)

Bedroom four

12' 5" x 9' 8" (3.78m x 2.95m)

Bathroom

Outside

Long driveway from road up to house and also to the garage and stables

Double garage

23' 11" x 14' 10" (7.29m x 4.52m)

Gym/studio outbuilding

22' 4" x 11' 4" (6.81m x 3.45m)

Four bay stable block

Stable one 11' 10" x 9' 10" (3.61m x 3.00m)

Stable two 11' 10" x 9' 10" (3.61m x 3.00m)

Stable three 11' 10" x 10' 0" (3.61m x 3.05m)

Stable four 11' 10" x 9' 10" (3.61m x 3.00m)

Land

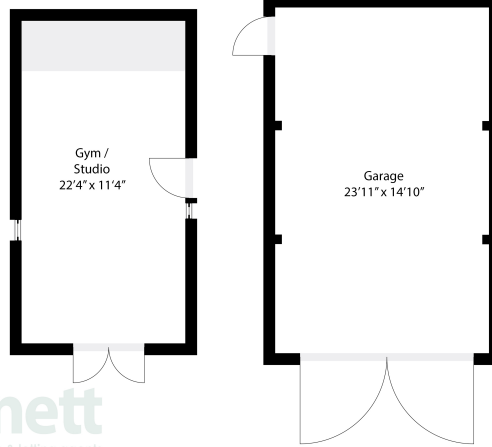
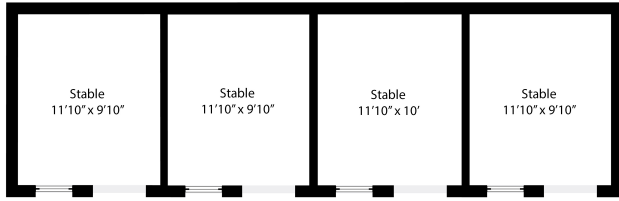
Approx. 4 acre field







Approximate Gross Internal Area (Including Low Ceiling) = 172 sq m / 1848 sq ft
 Outbuildings / Garage = 102 sq m / 1096 sq ft



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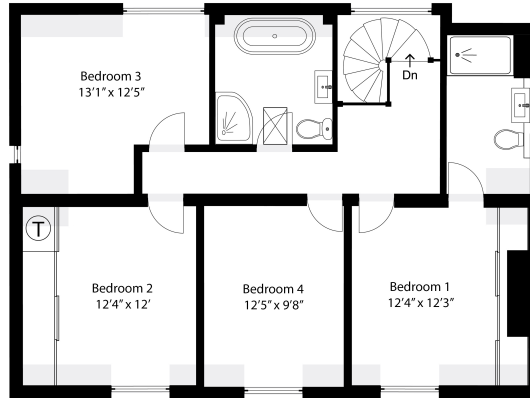
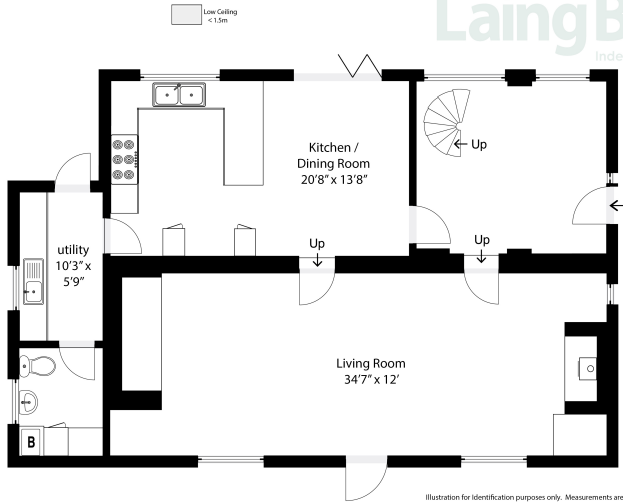


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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