







This impressive detached four-bedroom home, dating back to the 1700's is beautifully nestled within a tranquil and unspoilt haven on the North Downs. Enjoy breathtaking, far reaching views over rolling countryside with the English Channel and French coast visible on a clear day. The generous and versatile accommodation perfectly balances family living space which is visible throughout. Outside, the property benefits from a large driveway providing ample off-road parking, a double garage, and a substantial store. The mature garden and fenced paddock extend to approximately 2.45 acres in total, offering an exceptional sense of space and privacy in this stunning rural setting. EPC RATING = E

Guide Price £995,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 4

Parking Driveway & Garage

Heating Oil

EPC Rating E

Council Tax Band G

Folkestone And Hythe District Council



Situation

Arpinge is a peaceful rural hamlet nestled in the North Downs countryside, offering an idyllic setting for those seeking tranquillity and natural beauty. Surrounded by rolling farmland, bridleways and scenic walking routes, the area is perfect for outdoor enthusiasts, dog walkers and anyone who enjoys a quiet village environment.

Despite its secluded feel, Arpinge benefits from excellent access to nearby towns. The town of Hawkinge is just a short distance away and provides everyday amenities such as shops including Lidl, Tesco Express and two primary schools. The nearby town of Folkestone is also within easy reach and boasts the Creative Quater and a wider range of facilities such as the popular beaches, harbour arm and high-speed rail connections to London.

The historic city of Canterbury lies to the north, providing cultural attractions, shopping and further schooling options. Road links are strong too, with the A20, M2 and M20 nearby for routes towards London, Ashford, and the Channel Tunnel.

Arpinge is suited to those looking for a quiet countryside lifestyle while still enjoying the convenience of nearby towns, travel links, and coastal attractions.

Ground floor

Entrance Hall

Cloakroom/WC

Dining room

15' 5" x 13' 1" (4.70m x 3.99m)

Living room

15' 9" x 13' 8" (4.80m x 4.17m)

Family room

17' 7" x 10' 6" (5.36m x 3.20m)

Kitchen

16' 5" x 15' 5" (5.00m x 4.70m)

Utility room

Rear lobby

With stairs to first floor





Basement

Cellar one

15' 1" x 15' 1" (4.60m x 4.60m)

Cellar two

14' 11" x 12' 6" (4.55m x 3.81m)

First floor

Landing

Bedroom one

17' 0" x 16' 1" (5.18m x 4.90m) Door to:

Ensuite bathroom/WC

Bedroom two

16' 2" x 15' 10" (4.93m x 4.83m) Door to:

Ensuite shower room/WC

Bedroom three

15' 11" x 13' 7" (4.85m x 4.14m) Door to:

Ensuite bathroom/WC

Bedroom four

16' 0" x 11' 0" (4.88m x 3.35m)

Family bathroom/WC

Outside

Garden and Paddock

Mature garden and fenced paddock extend to approximately 2.45 acres in total,

Garage and parking

18' 5" x 17' 11" (5.61 m x 5.46m) Long driveway and plenty of parking

Store

15' 0" x 10' 0" (4.57m x 3.05m)



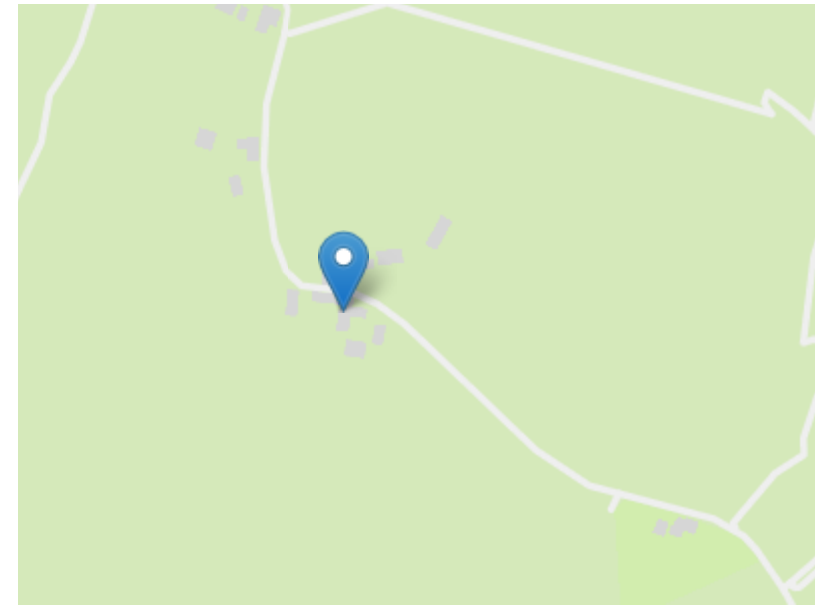




Approximate Gross Internal Area (Excluding Garage and Store) = 318 sq m / 3423 sq ft
Garage and Store = 48 sq m / 514 sq ft



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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Need to book a viewing?

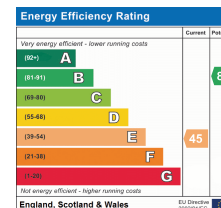
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