



White Lodge, Acrise, Kent

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**STRUTT  
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BNP PARIBAS GROUP 

# White Lodge Acrise, Folkestone, Kent CT18 8JY

An idyllic rural sanctuary with total seclusion, backing onto enchanting woodland.

Reception hall | Sitting room | Dining room  
Snug | Breakfast room | Kitchen | Utility  
Cloakroom | 4 Bedrooms | Family bathroom  
Shower room | Double garage | Parking area  
Garden | EPC rating E | About 0.75 of an acre

## The property

Opportunities to acquire a rural retreat such as White Lodge are few and far between. Nestled on the edge of Acrise woods, the property is set amongst quintessential Kent countryside, a magical setting where one is immediately aware of the enchanting sound of nature and where tranquillity descends.

White Lodge is a handsome Victorian property with a splendid array of characterful reception rooms. The generous and welcoming reception hall features an original fireplace. From here doors lead to a comfortable dual aspect sitting room and a cosy snug, both rooms having wood-burning stoves. Doors from the snug lead to the garden as well as into a bright dining room with decorative fireplace in marble surround.

A step down through an archway from the snug leads to the breakfast room, which has French doors opening to the south-facing terrace. The adjacent kitchen is fitted with a range of wall and base units with work surfaces over, together with integrated appliances. Accessed from the kitchen there is a cloakroom and a useful utility room with a door to the garden.

Stairs rise from the reception hall to the first floor landing, off which there are four good

sized bedrooms (one is currently arranged as a home office), a shower room and a bathroom. Each of the bedrooms has charming views over the grounds, woodland and fields beyond.

## Outside

A wooden five-bar gate between brick pillars provides access to the sweeping driveway which continues to a generous gravelled parking area and double garage.

Mature hedged boundaries provide complete privacy and seclusion, with manicured lawns, herbaceous shrubs and topiary dividing the gardens into a series of rooms ideal for entertaining family and friends, with the adjacent woodland providing shade and relieve on particularly warm summer days.

## Location

The property is situated in a beautiful rural location surrounded by woods and farmland in a designated Area of Outstanding Natural Beauty. Acrise lies to the south-east of Elham which, together with Lyminge, provides day-to-day amenities. Canterbury offers a good range of educational facilities, together with extensive shopping and leisure facilities.

Transport links in the area are excellent, with the M20 providing access to the remaining southern motorway network. Stations at Folkestone Central and Ashford International provide the High Speed service into London St Pancras, taking from 55 and 36 minutes respectively. The area has good access to the Continent.

## General

**Local Authority:** Folkestone & Hythe District Council

**Services:** White Lodge has mains electricity and water, septic tank drainage and oil heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £895,000





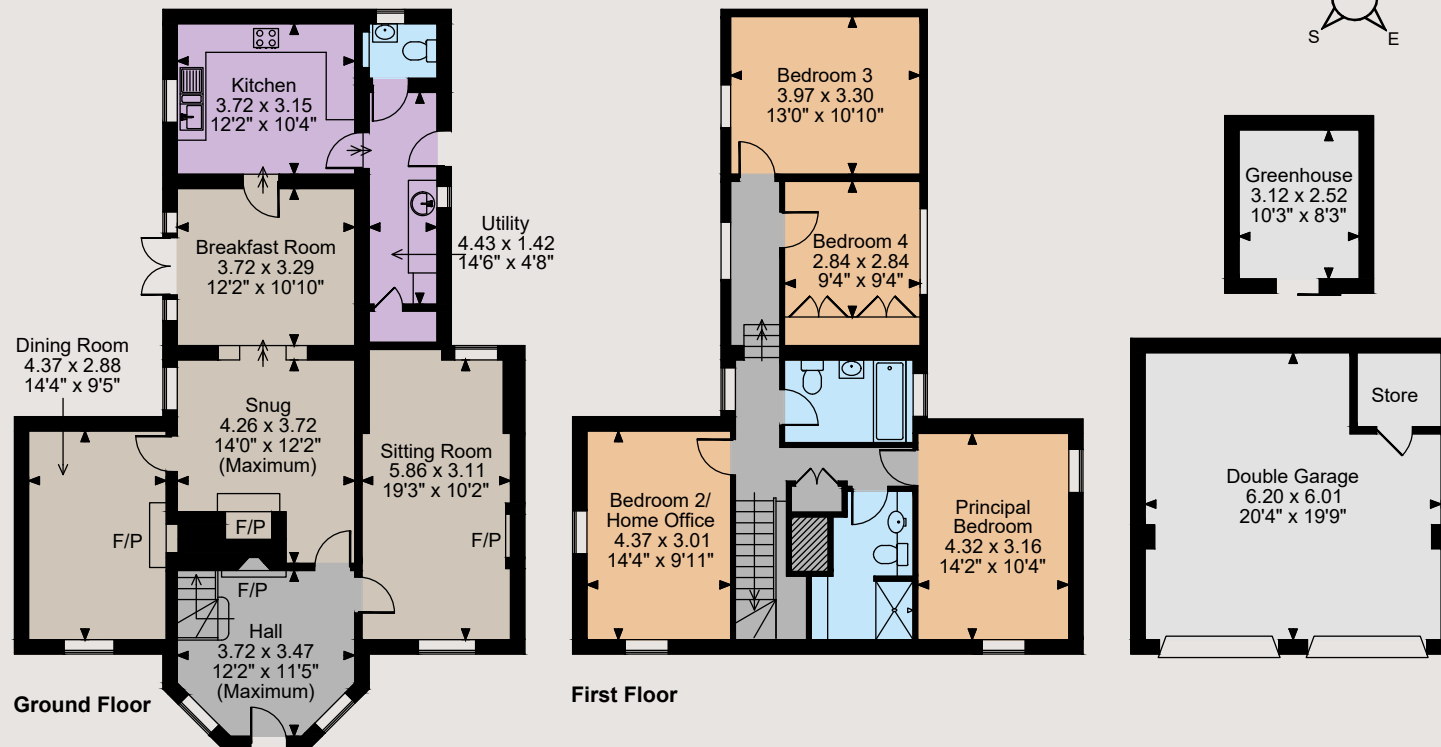








White Lodge Acrise, Folkestone  
Main House internal area 1,890 sq ft (176 sq m)  
Double Garage internal area 401 sq ft (37 sq m)  
Greenhouse internal area 85 sq ft (8 sq m)  
Total internal area 2,376 sq ft (221 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

What3words///hats.replenish.riding will take you to the driveway of the property.

## Canterbury

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