

Winterdown Farm Acrise



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A beautifully curated farmhouse with elegant and bright rooms, set in enchanting gardens together with stables and paddocks, in a stunning Kent Downs rural setting.

Winterdown Farm combines period elegance with understated contemporary styling, together with large picture windows and tall glazed doors that take in the beautiful gardens and undulating country views, from the edge of a scenic downland valley.

The ground floor features a notable reception hall with stunning views, together with two formal reception rooms at the front of the house. These include a peaceful study or music room with bespoke shelving and storage, and a handsome sitting room with corniced ceilings, an open fireplace and a dual aspect, including a southwest-facing bay window.

Towards the rear is a sunny 24ft orangery with tiled flooring, a glass roof, dual French doors and relaxing views across the tranquil gardens. Adjoining the orangery is a well-equipped open-plan kitchen and breakfast room with fitted units, a central island and integrated appliances.

Upstairs, the spacious galleried landing leads to three well-presented first-floor bedrooms. These include the principal bedroom with a southwest-facing aspect and a dressing room with bespoke wardrobes. The second bedroom also benefits from a dressing room, while the third bedroom has en suite facilities. The first floor also includes a family bathroom with a bathtub and separate shower, while the second floor provides a fourth bedroom with an en suite bathroom.

The property is approached via a private single-track lane leading to the house, offering complete privacy and seclusion, and a hardstanding parking area for several vehicles. There is also easy access to the outbuildings, which include a double carport and store, as well as a detached stable block with five stables and a tack room.

The delightful gardens feature rolling lawns, patios, colourful border beds, a vegetable garden and an enchanting woodland path, while the wider grounds include fenced paddocks ideal for grazing and equestrian use.

3,554 sq ft (330 sq m) | Freehold
3 reception rooms | 4 bedrooms and 3 bathrooms
Stable block | Car port | Garden and paddock | About 4 acres

Guide price £1,750,000

Location

The property is situated within the peaceful rural hamlet of Acrise, set in the Kent Downs National Landscape and surrounded by open farmland and ancient woodland. The quintessential rural village of Elham is within easy reach and provides a good range of day to day amenities including the popular gastro pub The Kings Arms.

The coastal town of Folkestone lies approximately six miles to the south and offers a growing cultural and creative scene, and, together with the historic city of Canterbury, provides a comprehensive range of shopping, leisure and dining facilities. The area is particularly well served for independent education, including The King's School and St Edmund's School in Canterbury, alongside well regarded grammar schools such as the Simon Langton Grammar Schools and Barton Court Grammar School.

The M20 provides convenient road access to London, the Channel ports and the wider motorway network, while Folkestone West and Folkestone Central stations offer High Speed services to London St Pancras in under an hour. Ashford International provides further high speed services to London, and the Channel Tunnel Terminal at Cheriton offers direct cross Channel services to mainland Europe.

Postcode region: CT18

General

Local Authority: Folkestone & Hythe District Council

Services: Mains water and electricity, oil-fired central heating and Calor gas for the hob. We understand that the property's Graf SBR sewage treatment plant complies with the relevant regulations.

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Winterdown Farm Acrise, Folkestone

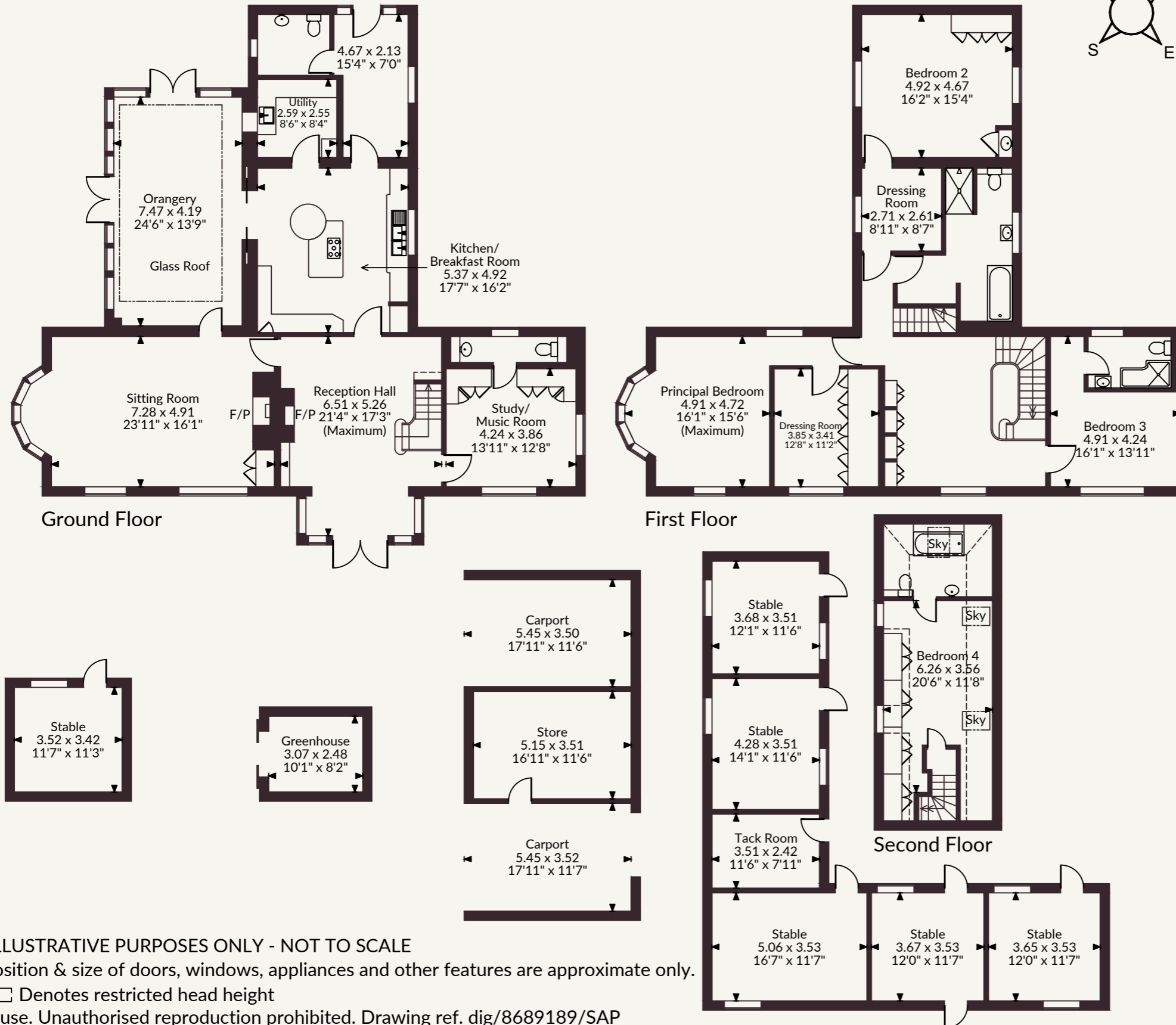
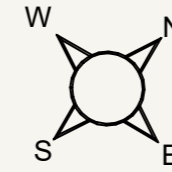
Main House internal area 3,554 sq ft (330 sq m)

Carports internal area 411 sq ft (38 sq m)

Greenhouse & Store internal area 277 sq ft (26 sq m)

Stables & Tack Room internal area 1,021 sq ft (95 sq m)

Total internal area 5,263 sq ft (489 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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