Winterdown Farm
Acrise, Folkestone

Strutt & Parker

Land and property. Since 1885.

3,554 sq ft (330 sq m) | Freehold
3 reception rooms | 4 bedrooms and 3 bathrooms
Exquisite rural views | Established gardens | Spectacular orangery
Stable block & garaging | About 4 acres

Guide price £1,500,000

A beautifully renovated country home in the Kent Downs, enjoying complete privacy, far-reaching views, exceptional gardens, paddocks and bluebell woodland, all within easy reach of Canterbury, the coast and London.

Tucked away in a beautiful corner of the Kent Downs National Landscape, Winterdown Farm combines complete privacy with exceptional convenience. Approached by a long private drive and surrounded by its own gardens, paddocks and woodland, it enjoys far-reaching views across unspoilt countryside while remaining remarkably accessible to Canterbury, Folkestone and London.

“It is a home that feels wonderfully removed from the world, without ever feeling remote.”

Thoughtfully transformed over the past quarter of a century, Winterdown feels both elegant and welcoming. Originally part of the Henbury Manor Estate until its dispersal in 1929, the property carries a quiet sense of heritage that underpins its generous proportions and established grounds.

Natural light fills the principal rooms, each positioned to capture views through tall glazed doors and expansive windows. A striking reception hall introduces the home's bright, airy character. A handsome dual-aspect sitting room features a southwest-facing bay window and open fireplace, while a bespoke study provides a peaceful retreat. At the heart of the home is the impressive 24ft orangery — wrapped in glass, it flows into the open-plan breakfast kitchen and serves equally well for family life and entertaining. Period character sits comfortably alongside contemporary improvements, creating a home ready to enjoy from day one.

Upstairs, a galleried landing connects four beautifully presented bedrooms and three bathrooms. The principal suite offers a southwest-facing aspect and custom-fitted dressing room.

Outside, gardens nurtured over two decades provide year-round colour and structure. Sweeping lawns, vibrant borders, a vegetable garden and woodland path blend naturally into paddocks and bluebell woodland. A double carport and detached stable block with stables, feed store and tack room complete the grounds.

Whether entertaining on summer evenings, riding along nearby bridleways or simply enjoying the changing seasons, Winterdown offers an increasingly rare balance of privacy, space and accessibility.

Location

Situated in the peaceful hamlet of Acrise within the Kent Downs National Landscape, Winterdown Farm offers the ultimate idyllic country escape without isolation. The charming nearby village of Elham provides everyday essentials and superb dining at The Kings Arms gastro-pub.

Crucially, the property enjoys close proximity to the coastal town of Folkestone, located just six miles south. This offers residents effortless access to Folkestone's vibrant Creative Quarter, a bustling artistic hub renowned for independent galleries, artisan boutiques, and a flourishing culinary scene along the Harbour Arm. The historic city of Canterbury provides further high-end shopping and prestigious schooling options, including The King's School and Simon Langton Grammar Schools.

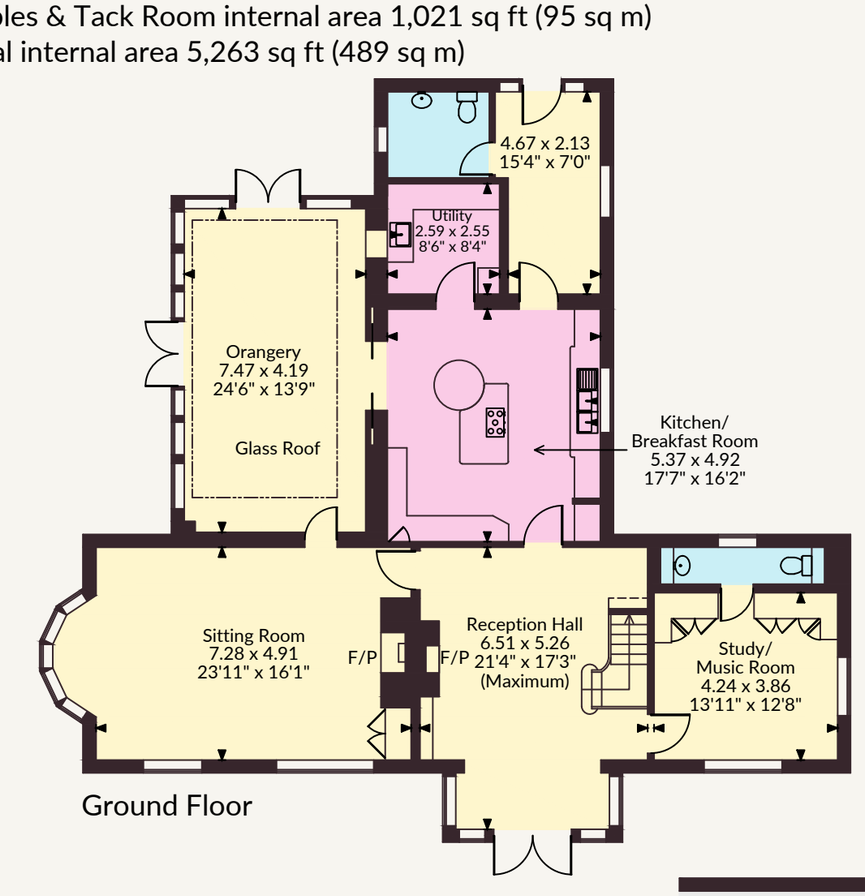
Commuting is remarkably effortless; Folkestone West and Central stations provide High-Speed rail links to London St Pancras in under an hour while the M20 and Channel Tunnel afford rapid access to London and mainland Europe.

Postcode region: CT18

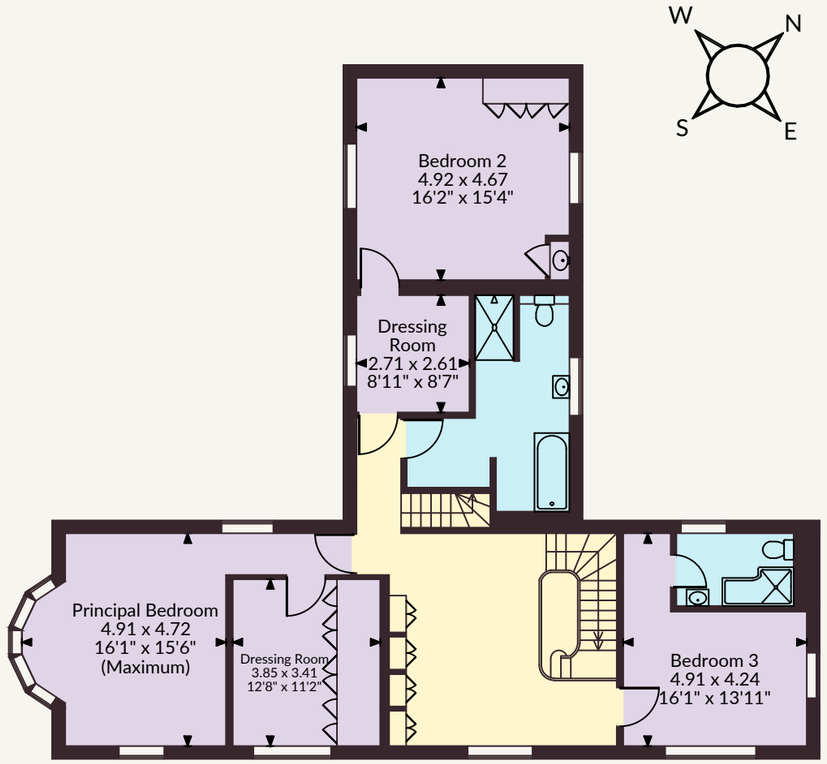
General

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/

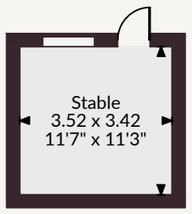
Winterdown Farm Acrise, Folkestone
Main House internal area 3,554 sq ft (330 sq m)
Carports internal area 411 sq ft (38 sq m)
Greenhouse & Store internal area 277 sq ft (26 sq m)
Stables & Tack Room internal area 1,021 sq ft (95 sq m)
Total internal area 5,263 sq ft (489 sq m)

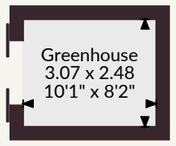


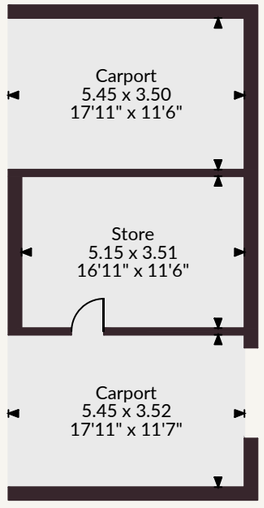
Ground Floor

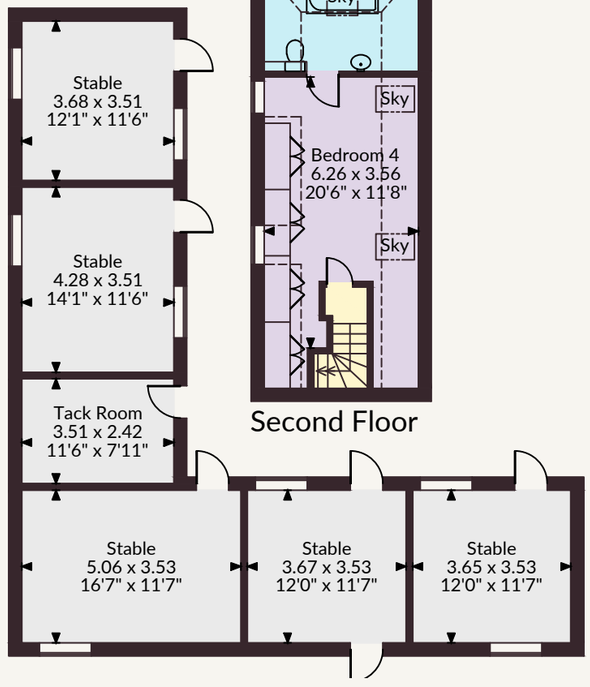


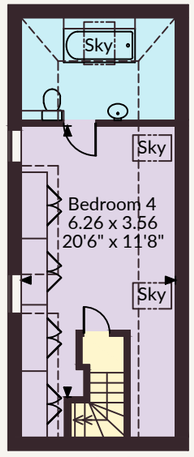
First Floor











Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker struttandparker.com

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