



# Aldergate Wood

Court-at-Street, Hythe, Kent












BNP PARIBAS GROUP



# A superbly sited six-bedroom house with a woodland garden and impressive views of the English Channel

A spacious family home in an elevated position and offering generously proportioned rooms designed to maximise the panoramic views over Romney Marsh, the surrounding Kent countryside and the English Channel. Set on a 17-acre plot, including 12 acres of ancient woodland, the property is located in a peaceful position on the sought-after Greensand Ridge.

	<b>5/6 RECEPTION ROOMS</b>		<b>6 BEDROOMS</b>		<b>4 BATHROOMS</b>
	<b>DOUBLE &amp; SINGLE GARAGES</b>		<b>ABOUT 17 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL</b>		<b>5,197 SQ FT</b>		<b>GUIDE PRICE £1,500,000</b>

## The property

Aldergate Wood is a very spacious detached family home offering almost 5,200 sq ft of light-filled flexible accommodation arranged over two floors.

Designed to offer an exceptional setting for both family life and entertaining, the accommodation maximises the panoramic views across the Kent countryside of the English Channel.

The generous accommodation radiates from a central staircase hall with a fireplace, which leads to a fitted utility room with adjacent WC and a door to the garden.

The accommodation comprises: a sitting room with an open fireplace, open to a snug or study with French doors to the garden; a family room with French doors leading to a gazebo-covered decked terrace; and a door to a side hall, which includes a useful cloakroom/

shower room and provides access to the front of the property, and to a study with a large sky lantern.

The kitchen/breakfast room features a range of wall and base units, an Aga, a walk-in larder, modern integrated appliances, and a breakfast area opening into a rear-aspect dining room. A door from the breakfast area leads to a rear hall, which includes a useful cloakroom, a walk-in store, stairs rising to a vaulted 43 ft playroom above the garages—suitable for a variety of uses—and doors to the integral double garage and to a walkway providing access to a single garage, boiler room, and potting shed.

The first floor provides a principal bedroom with en suite bathroom, also accessible from the first side hall, together with five further bedrooms, one with en suite bathroom and a door to a private balcony, and a family bathroom with separate neighbouring WC.











# Aldergate Wood

Total Area (6.94 ha / 17.15 ac)

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## Outside

The property is approached over a long tarmac driveway providing private parking and giving access to the double and single garages, external stairs rising to the large first floor playroom.

The garden surrounding the house is laid mainly to lawn interspersed with flower and shrub beds and mature trees, and features a tennis court (requiring refurbishment), numerous seating areas and decked and paved terraces, the whole ideal for entertaining and al fresco dining and enjoying panoramic views of the English Channel over Romney Marsh and rolling Kent countryside.

Beyond is the woodland, which surrounds the more formal gardens and although now overgrown in parts was formerly a wonderful Edwardian woodland garden.

## Distances

- Court-at-Street 0.3 mile
- Lympne 1.8 miles
- Eurotunnel Terminal 8 miles
- Hythe 4.8 miles
- Folkestone 9.1 miles
- Canterbury 18.3 miles
- London City Airport 60.9 miles
- Central London 65.7 miles

## Nearby Stations

- Westenhanger 3.3 miles
- Ashford International 8.6 miles

## Key Locations

- Port Lympne Reserve
- Saltwood Castle
- Hythe Beach
- St. Leonard's Church
- Westenhanger Castle

## Location

The hamlet of Court-at-Street sits between Aldington and Lympne, the former with a Norman church, village store, Post Office and pub, surrounded by rolling hills and green fields. Set in the Kent Downs AONB, Lympne village sits above the expansive agricultural plain of Romney Marsh and offers amenities including a church, village hall, convenience store, hairdresser, primary school and pub with restaurant. Nearby Hythe offers shopping, cultural and leisure amenities; more extensive facilities are available in Folkestone, Dover and Canterbury. Local sporting amenities include numerous golf courses and fishing and water sports along the coast.

Communications links are excellent: the A20 gives access to major regional centres and the motorway network, trains from Westenhanger connect with the High Speed services from nearby Ashford International to central London from about 36 minutes and ferries from the Port of Dover; the Eurotunnel terminal provides convenient links to the Continent.

- Brockhill Country Park
- Elham Valley Line Trust Countryside Centre & Railway Museum
- Dover Castle
- Rye Castle (Ypres Tower)
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Scotney Castle

## Nearby Schools

- Ashford
- Earlscliffe
- Spring Grove
- Dover College
- Cornfields School
- St Faith's at Ash Prep School











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## Floorplans

Main House internal area 5,197 sq ft (483 sq m)  
Garage internal area 600 sq ft (56 sq m)  
Outbuilding internal area 220 sq ft (20 sq m)  
Balcony external area 91 sq ft (8 sq m)  
Total internal area 6,017 sq ft (559 sq m)

For identification purposes only.

## Directions

CT21 4PE

**what3words:** ///cycled.tomb.decorator - brings you to the driveway

## General

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

**Services:** Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Oil heating and hot water.

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

**Council Tax:** Band G

**EPC Rating:** E

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

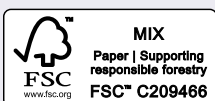
## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

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