



Coombe Farm,
Etchinghill, Folkestone, Kent

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Coombe Farm

Etchinghill, Folkestone,

Kent CT18 8BP

A beautifully positioned farmhouse in a stunning location with fabulous rural and distant sea views

Folkestone 4.5 miles, Canterbury 14 miles, Sandling station 3.4 miles (London St Pancras 59 minutes), M20 (Junction 11) 4 miles

Reception hall | Sitting room | Dining room
Study | Conservatory | Kitchen/breakfast room
Utility room | Boot room | Cloakroom | 1st Floor sitting room | Principal bedroom with dressing room and en suite shower room | 3 Further bedrooms (2 with en suite shower rooms) 2 Further bathrooms | Outbuilding providing large garage, gym, wine store, workshop and log store | Outbuilding first floor annexe comprising: sitting room/kitchen, bedroom and shower room together with external store
Swimming pool | Garage | Shed | Garden | EPC rating D | About 3.3 acres

The property

Coombe Farm is a well sited period family home offering more than 3,500 sq ft of accommodation, complete with a swimming pool and extensive outbuilding with garaging and annexe. The current owners have improved and extended the house to provide an ideal family and entertaining space. Many of the original features are retained, including exposed wall and ceiling beams.

The full height reception hall with an elegant staircase gives access to a large sitting room with hardwood flooring and a brick inglenook fireplace with wood-burning stove. Double doors open into a glazed triple aspect conservatory with French doors to the garden with fabulous valley views. There is also a well-proportioned dual aspect study with a feature corner fireplace.

To the rear is the farmhouse kitchen/breakfast room including a large central island with breakfast bar, an Aga and a walk-in larder. Double doors lead to a large dining room with parquet flooring and a large bay picture window and doors to fitted utility and boot rooms.

Stairs rise to the first floor where there is a spacious principal bedroom with a fitted dressing room and contemporary en suite shower room; double doors open to a private balcony with stunning countryside views. There are three further well-proportioned double bedrooms and a modern fully-tiled family bathroom with freestanding bath. The second floor is dedicated to a large bedroom with a very spacious neighbouring bathroom with freestanding bath, ideal for a teenage den!

Outside

The property is approached through impressive gates and down a long driveway leading to parking for multiple cars.

The garden is laid mainly to level and gently-sloping lawn bordered by mature trees and features a garden pond, a paved rear terrace and a further area of level lawn to the front of the house. There is a 1.5 acre paddock accessed from the lane.

The extensive outbuilding comprises a large garage, gym, wine store and workshop. External steps give access to a self-contained annexe above with open plan kitchen/sitting room and en suite bedroom. Outside sits the paved terrace with swimming pool and seating area.

General

Local Authority: Folkestone & Hythe District Council

Services: Coombe Farm has mains electricity, mains and private water (part via a private pipe), private drainage (details of system to be confirmed) and oil-fired heating.

Council Tax: Band F **Tenure:** Freehold
OIEO: £1,250,000

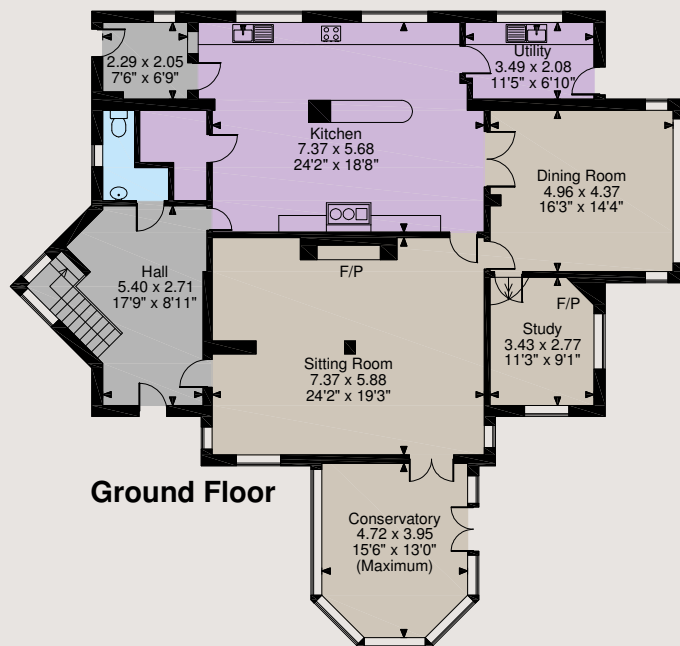
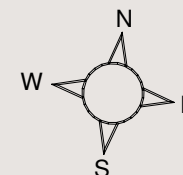




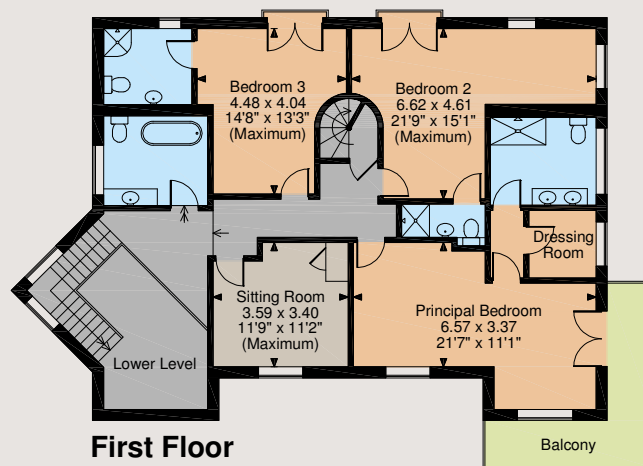




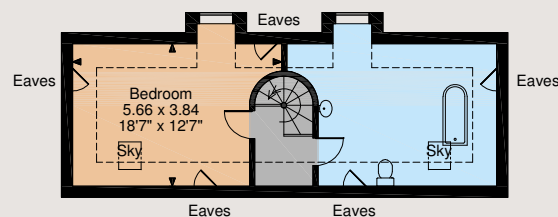
Coombe Farm Etchinghill, Folkestone
 Main House internal area 3,531 sq ft (328 sq m)
 Garage internal area 982 sq ft (91 sq m)
 Annexe internal area 286 sq ft (27 sq m)
 Gym, Workshop & Shed internal area 610 sq ft (57 sq m)
 Balcony & Terrace external area = 355 sq ft (33 sq m)
 Quoted Area Excludes 'External Log Store'
 For identification purposes only.



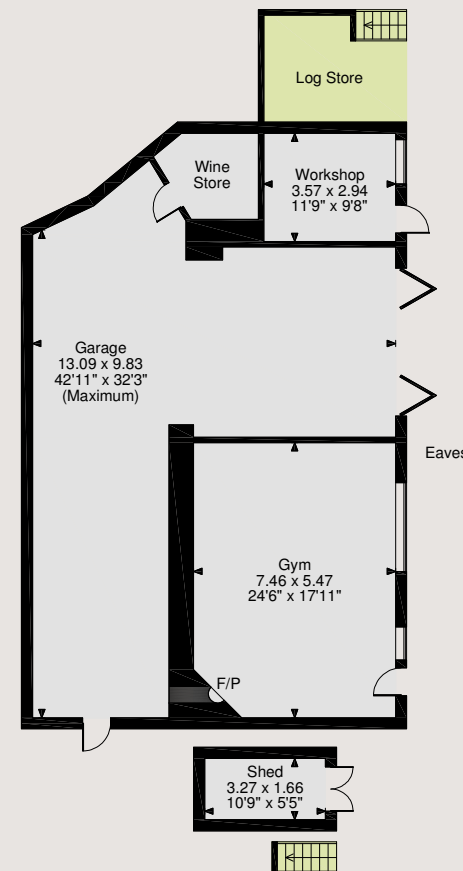
Ground Floor



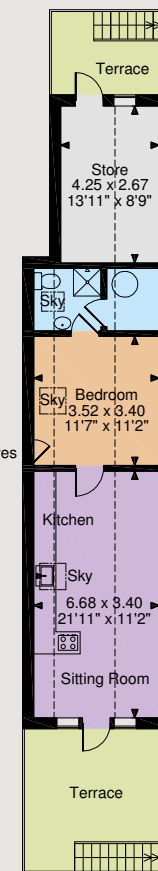
First Floor



Second Floor



Garage Ground Floor



Garage First Floor

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

□□□□ Denotes restricted head height

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Location

Set in the Kent Downs AONB, Etchinghill is a small village with amenities including a village hall, cafés, golf course and public house with restaurant. Nearby Lyminge offers a wider selection of day-to-day facilities, including a village store, newsagent, pharmacy, primary school, church and public houses. Hythe provides comprehensive amenities including four supermarkets, various independent shops, cafés and restaurants, GP and dentist surgeries and sports and leisure facilities including golf courses and a swimming pool. More extensive leisure, educational and shopping facilities are available in Folkestone, Dover and Canterbury.

Communications links are excellent: regular bus services run from Etchinghill to Canterbury and Hythe, the M20 gives access to Ashford, Folkestone, the Channel Tunnel and Dover. High speed trains from Sandling run to London St Pancras in less than an hour. The area has good access to the Continent.

Directions

From Canterbury: Take the A2 southwards and leave at the Barham exit. Stay on the Valley road passing through Barham, Elham, Lyminge and Etchinghill. Shortly after leaving the village turn left just after the garage into an unmarked lane and Coombe Farm will be found at the bottom.

Canterbury

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

01227 473700

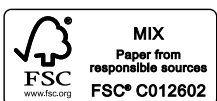
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