Falconhurst
Aldington

Strutt & Parker

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2,807 sq ft (261 sq m) | Freehold
4 bedrooms | 3 reception rooms
Stables | Garage | Gardens and grounds
About 10.4 acres

Guide price £1,100,000

An individual home designed to take full advantage of its magnificent, elevated setting with views to the coast

Enjoying a high degree of privacy, Falconhurst is a superbly positioned house, the retro style of which employs large picture windows, glazed doors and balconies to maximise enjoyment of its location and stunning views.

Falconhurst's discreet appearance on arrival conceals nearly 3,000 sq ft of light and airy accommodation arranged over three floors. With its unique styling and layout, the property features spacious reception rooms and four double bedrooms, with much of the living space oriented towards the rear of the house to take advantage of those breathtaking views.

Entered on the mid-level between the ground and first floors, the light-filled hallway features full-height windows and a wooden floating staircase connecting the upper and lower levels. There is a music room, a home office and one double bedroom on the mid-level, with the bedroom being ideal for guests with its en suite bathroom.

Stairs descend to a formal dining room and a generous sitting room, both of which have full-height windows and sliding glass doors opening to the terrace areas to the side and rear. Adjoining the dining room, the double aspect kitchen has fitted wall and floor units and an Aga. A utility, cloakroom and boot room provide useful spaces and access to the garden.

The bright and spacious first floor comprises three double bedrooms, the principal being en suite, and each enjoying magnificent views across the escarpment to Romney Marsh and the coast. Full-height windows and sliding doors from the bedrooms open onto a sunny south-facing balcony, providing a space to relax and take in the scenery. The first floor also includes a family bathroom.

Outside
Falconhurst is set in extensive grounds of about 10.4 acres, comprising about 1.8 acres of formal and informal gardens with the remainder split between pasture and woodland to the rear.

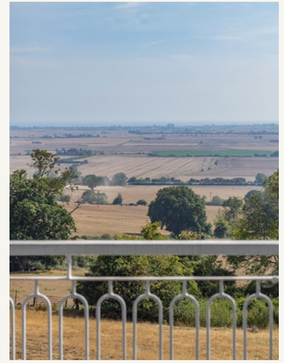
The driveway winds through a small, wooded area before arriving at the house, providing parking for several vehicles and access to the integrated single and double garage. The garden, mostly at the rear of the property, enjoys fine views and a sunny south-facing aspect (protected from the North wind) and an area of well-maintained lawn. There is a paved terrace across the back of the house, which is partially shaded by the balcony above. It provides space for al fresco dining, as well as taking in the pretty countryside and coastal views. A further patio area at the side offers additional space for peaceful reflection and relaxation.

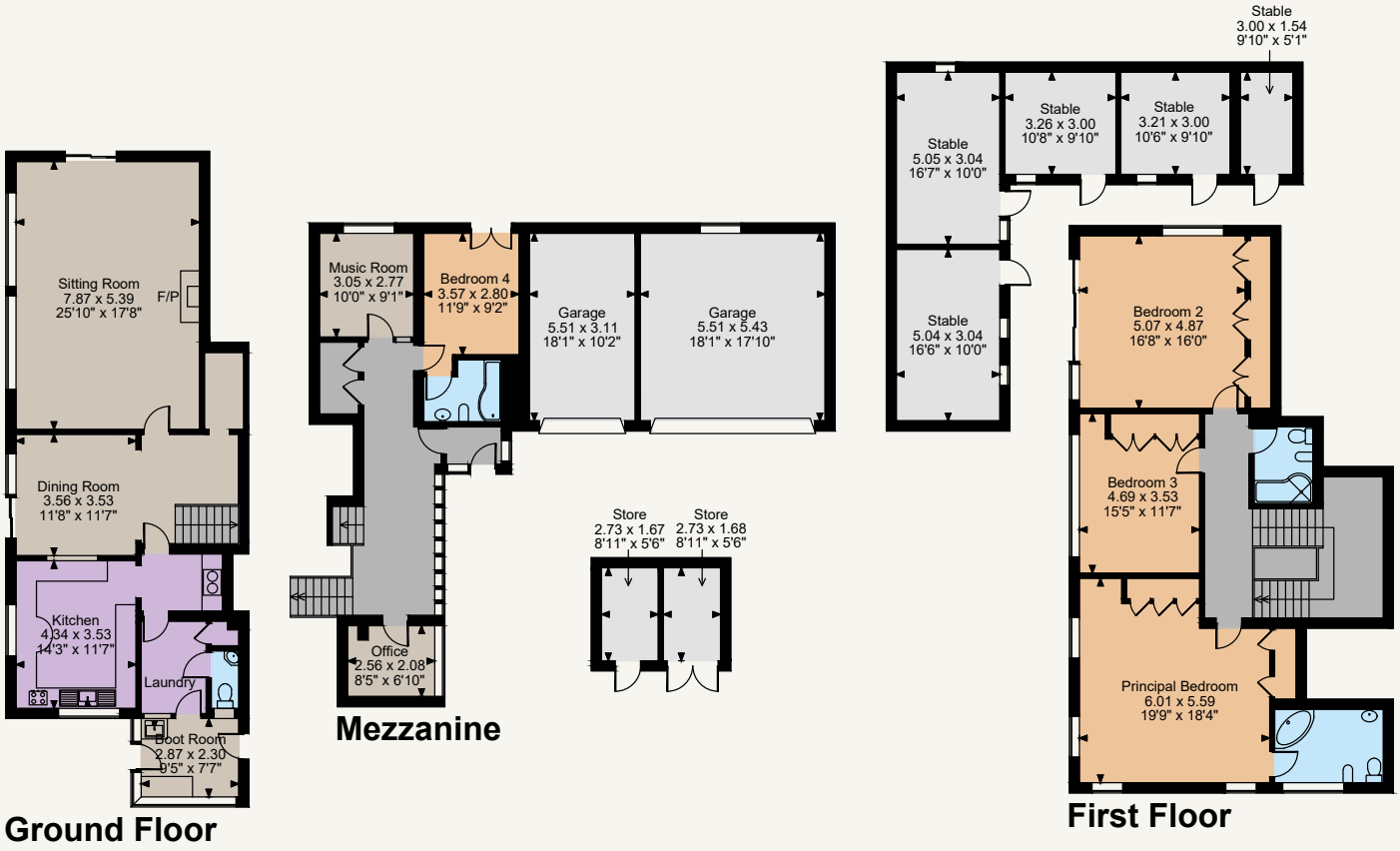
About 3.6 acres of pasture surround the gardens providing privacy and could be used in conjunction with the timber-built stables which are arranged around a concrete yard for horses or other livestock. Beyond are about 5.1 acres of woodland.

Location
The property is situated on the outskirts of the desirable village of Aldington, to the south-east of Ashford, surrounded by rolling countryside and offering numerous outdoor pursuits. Amenities include a post office, butchers, bakers, public house and primary school. The village hall sits adjacent to the green and there are tennis, football and cricket clubs. Nearby Ashford has a range of shops for day-to-day needs as well as some excellent out of town shopping at the McArthur Glen Outlet.

Transport links are excellent, with the M20 a short drive away and offering convenient road connections. Ashford International offers High-Speed rail services to London St Pancras (from 36 minutes). There is easy access to Continental Europe via Eurotunnel and the Port of Dover.

General
Local Authority: Ashford Borough Council
Services: Mains water and electricity. Private septic tank drainage, which we understand complies with the relevant regulations. Oil heating.
Council Tax: Band G EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/





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

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