




Studfall Ridge
Lympne Hill, Lympne, Kent

**STRUTT
& PARKER**


BNP PARIBAS GROUP

A superb Art Deco house with stunning 180 degree views across the Channel to France and over the Romney Marsh


Studfall Ridge is a striking Art Deco house offering almost 4,200 sq ft of light-filled and spacious accommodation. The vendors have extended the house using award winning architect Holloway Studio to create an imaginative Modernist inspired curved wing to the rear. The extensive balcony and terrace areas give panoramic views over surrounding countryside and coastline.




4 RECEPTION ROOMS




5 BEDROOMS




4 BATHROOMS




CARPORT/ DRIVEWAY




ABOUT 0.46 OF AN ACRE




FREEHOLD



RURAL/ VILLAGE



4,182 SQ FT



GUIDE PRICE £1,350,000



The property

Originally built in the 1930s by an architect as his holiday home, Studfall Ridge underwent substantial renovations in 2008 and 2020. The house now offers modern comfort and economies. Considerable investment has been made to future proof the house with emphasis on renewable energy including: heat recovery ventilation system with air filtration and ground sourced cooling, new ground source heat pump with underfloor heating throughout, and solar panels. This enables the house to be run on “green only” energy.

A covered walkway and porch lead to a welcoming reception hall with a useful cloak/shower room. The drawing room has a semi-circular bay, with wonderful views, and a door to the garden terrace. Adjacent is the TV/cinema room.

The substantial kitchen/breakfast room opens into the dining room, which shares the double-sided open fireplace with the drawing room. The kitchen has a range of contemporary units including a breakfast bar,

quartz worktops and splashbacks and quality integrated appliances, while the rear aspect breakfast area has doors to the expansive terrace.

Oak stairs rise to the first-floor landing with extensive built-in storage. The principal bedroom has a bespoke fitted walnut dressing room, contemporary en suite bathroom and doors to a balcony spanning the width of the property. An additional double bedroom also has an en suite shower room and doors to the balcony. There are two further double bedrooms, one with ample built-in storage, a modern family bathroom and a fitted laundry room with a door to a decked terrace.

A well-proportioned study and a substantial sound insulated music room /bedroom 5 with curved walling and a picture window overlooking the terrace complete the first floor. On the second floor is a fabulous reception/multi-purpose room with discreet food preparation facilities in fitted units, perfect for al fresco dining on the adjacent roof terrace. A wonderful spot with unparalleled views to enjoy a lunch with friends and family.

















Outside

The property is approached through a bespoke iron gate over a block-paved drive, providing parking for multiple vehicles and giving access to the integral carport. A second drive and road access is located at the bottom of the garden.

The well-stocked garden has a newly laid wildflower meadow to the rear. There has been sensitive planting to either side of the driveway, giving year-round colour and interest.

The large raised semi-circular deck is underplanted to give further colour and variety. The whole is screened by mature shrubs and trees and enjoying views over surrounding countryside towards the Strait of Dover and Romney Marsh.

Location

Set in the Kent Downs AONB, the ancient village of Lympne sits above the expansive agricultural plain of Romney Marsh and offers a good range of day-to-day amenities including a church, castle, village hall,

convenience store and post office, hairdresser, popular primary school and public house. The Royal Military Canal, whose towpath forms part of the national cycle network, runs at the bottom of the hill from the house.

Great schooling options include a nearby girls and boys grammar, and independents in Ashford or Canterbury (school buses provided)

Nearby Hythe offers an array of shopping (including Waitrose, Sainsbury's and Aldi), street cafes, cultural and leisure amenities. More extensive leisure, educational and shopping facilities are available in Folkestone, Dover and Canterbury, together with a selection of golf courses and fishing & water sports along the coast.

Communications links are excellent: the nearby M20 gives access to Ashford, Folkestone, the Channel Tunnel and Dover. High Speed trains run from nearby Westenhanger or Ashford International stations to Central London from 53 minutes and 36 minutes respectively.



Distances

- Lympne 0.7 mile
- Westenhanger station 1.7 miles
- M20 (Junction 11) 2.5 miles
- Hythe 2.9 miles
- Eurotunnel terminal 6.1 miles
- Folkestone 7.2 miles
- Ashford 12.8 miles
- Canterbury 16.2 miles

Nearby Stations

- Westenhanger
- Sandling
- Ashford International (London St Pancras from 36 minutes)

Key Locations

- Port Lympne Reserve
- Lympne Castle
- Hythe Beach
- Westenhanger Castle

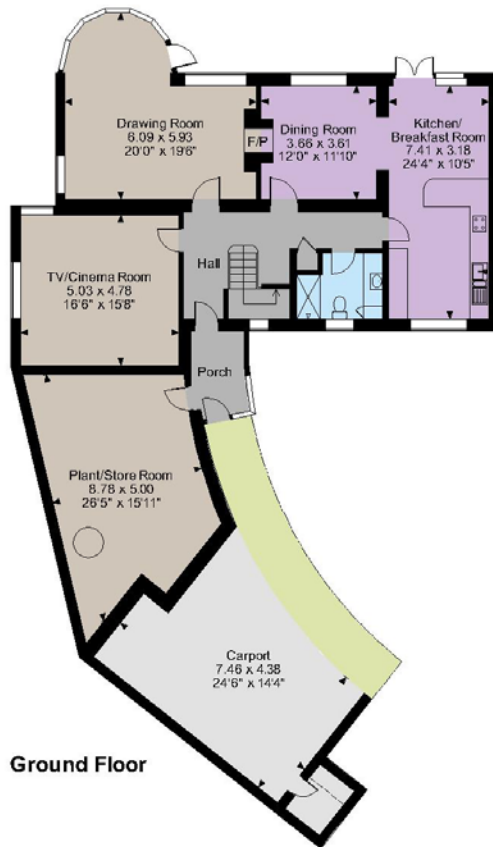
- Brockhill Country Park
- Romney Hythe & Dymchurch Railway
- Dover Castle
- Canterbury Cathedral
- Ashford Designer Outlet

Nearby Schools

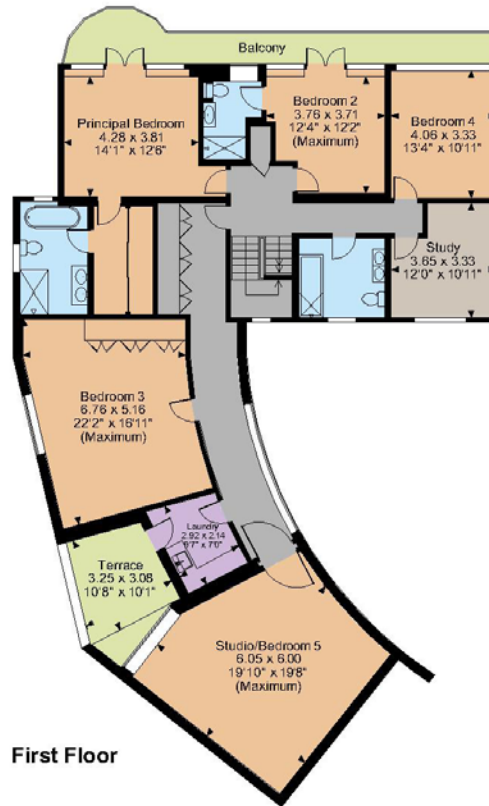
- Various well-regarded village primary schools
- Ashford School
- Dover Grammar Schools
- Folkestone School for Girls
- Highworth Grammar School
- The Harvey Grammar School
- The Norton Knatchbull School
- Simon Langton Schools, Canterbury
- Kent College
- King's School, Canterbury
- St Edmunds School, Canterbury



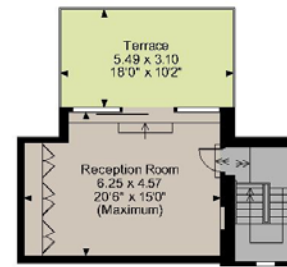




Ground Floor



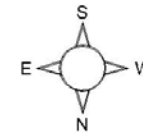
First Floor



Second Floor



Shed



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

Denotes restricted head height

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Floorplans

House internal area 4,182 sq ft (388 sq m)

Carport internal area 397 sq ft (37 sq m)

Shed internal area 124 sq ft (12 sq m)

Balcony/Terrace external area 439 sq ft (41 sq m)

For identification purposes only.

Directions

CT21 4NX

what3words: ///means.profile.extensive brings you to the property's driveway

General

Local Authority: Folkestone & Hythe District Council

Services: Mains electricity and water. Private drainage (new sewerage treatment plant installed March 2024). Wired high quality CCTV security to external areas. High speed internet with wiring to major rooms. CAT6 cabling throughout.

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

Council Tax: Band G

EPC Rating: C

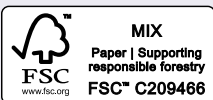
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Canterbury

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