

# West Hill House Finglesham



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**3,089 sq ft (287 sq m) | Freehold  
4 reception rooms | 4 bedrooms  
Swimming pool | Extensive gardens  
About 1 acre**

**Guide price £1,100,000**

**A charming Georgian house offering comfortable yet elegant living spaces, set in extensive landscaped gardens in a picturesque East Kent village setting.**

West Hill House is an elegant Grade II listed home, showcasing a classic Georgian facade with large sash windows and an arched entrance. The property effortlessly balances grand formal proportions with comfortable family living, while retaining fine architectural details including high ceilings, decorative cornicing and handsome fireplaces. The gardens are beautiful and full of colour and interest, with a walled heated saltwater swimming pool.

The ground floor accommodation flows from a welcoming reception hall and original staircase. There are two principal formal reception rooms: a light-filled triple aspect drawing room with an open fire set within a classic grey marble fireplace, and a formal dining room featuring a wood-burning stove within an ornate surround. For informal moments a separate study and cosy snug provide flexible spaces for home working or relaxation. At the heart of the house is the kitchen, which features a central island, granite worktops and a skylight which floods the space with natural light. This leads through to a bright breakfast room and a practical utility room. Below, an extensive cellar provides capacious storage, including the original wine cellar.

On the first floor, the landing leads to four well-proportioned double bedrooms, including the generous principal bedroom, with its en suite bathroom. The remaining bedrooms are served by a family bathroom. The three front bedrooms enjoy elevated, far-reaching views across Ham Fen, a site of Special Scientific Interest, to the English Channel. The fourth bedroom offers views of the lovely garden.

The property is set within expansive, beautifully maintained grounds. To the front, a wide gravel driveway provides ample parking and leads to the double garage.



To the rear, a large stone paved terrace is ideal for al fresco dining, overlooking a sweeping lawn bordered by a variety of mature trees and vibrant flowerbeds. The kitchen leads to a walled patio for informal meals. The gardens include a productive orchard planted with apples, pears, plums and gages, together with a walled and heated saltwater swimming pool. Also a greenhouse, outbuildings and two vegetable gardens

**Location**

Finglesham is a picturesque village situated between the Cinque Port towns of Sandwich and Deal. Everyday amenities can be found in nearby Eastry, including village shops, pharmacy, newsagent and veterinary practice. The coastal town of Deal offers a range of shops, cafes, restaurants and leisure facilities, whilst Sandwich is renowned for its medieval buildings, its beach and famous golf courses. Canterbury is within easy reach, providing extensive shopping, cultural and recreational opportunities.

The area is particularly well served by excellent schools, including grammar schools in Sandwich and Canterbury and a number of well regarded independent schools, including the King's School Canterbury, St.Edmund's School and Kent Canterbury. Primary schools are to be found at Eastry and Northbourne. Also local is Northbourne Park independent prep school.

The high-speed train service to St. Pancras stops at Deal (1 hour 27 minutes) Sandwich and Thanet Parkway

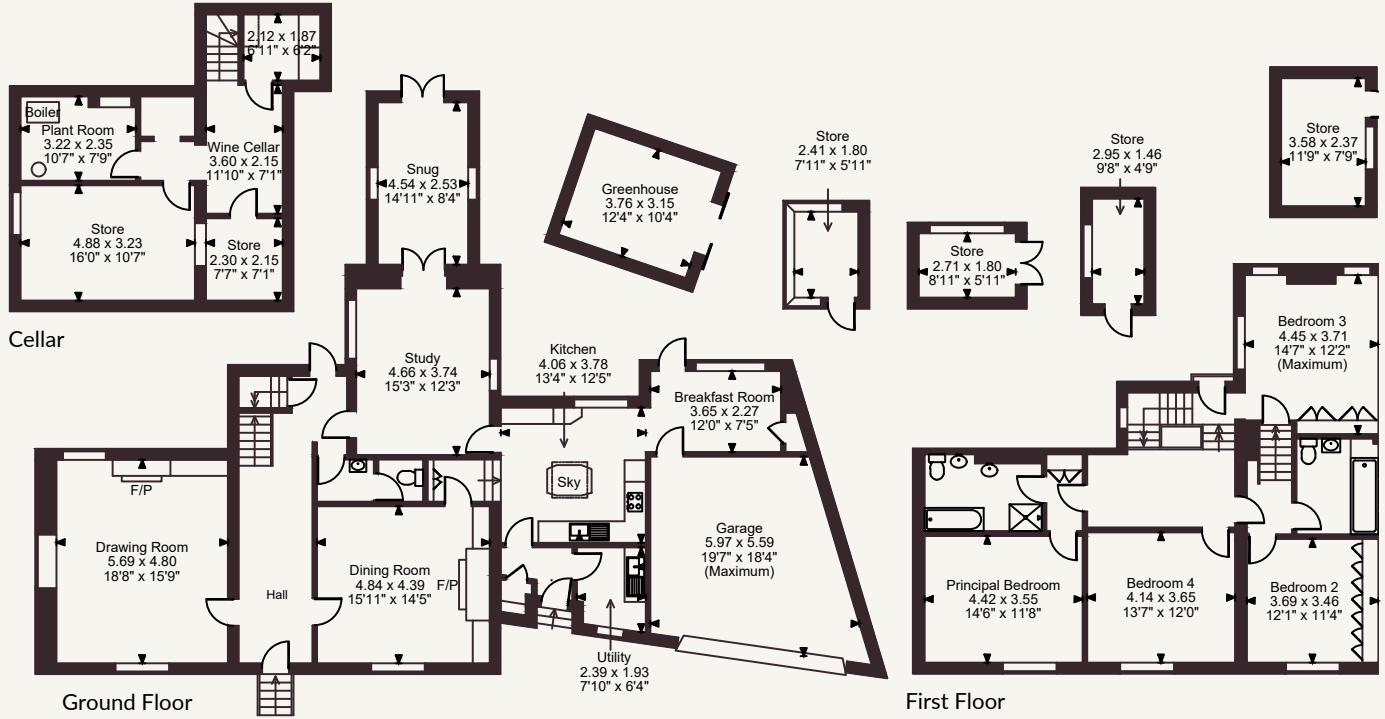
Postcode region: CT14

**General**

Local Authority: Dover District Council  
Services: Mains electricity and water. We understand the private drainage at the property may not comply with current regulations. Confirmation is being sought. 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/>



West Hill House, The Street, Finglesham  
 Main House internal area 3,089 sq ft (287 sq m)  
 Garage internal area 305 sq ft (28 sq m)  
 Greenhouse & Stores internal area 364 sq ft (34 sq m)  
 Total internal area 3,758 sq ft (349 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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