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HAMSTREET

Orlestone Rise, Ruckinge Road, Hamstreet, Kent, TN26 2NW

Asking Price £1,250,000

5 3 2 E

An individual five bedroom detached Edwardian family home which offers a wealth of period features and two reception rooms, situated on a secluded private plot of 1.19 acres and within easy access to the popular village of Hamstreet and its mainline railway station.

This spacious property was built in 1902 and retains many of the original features including high ceilings, panelled walls, wooden shutters to original French doors, and an impressive fireplace in the sitting room, which is said to be of Swiss concept. In addition, the sitting room offers an open staircase with four-poster bedposts as bottom newel posts. The home has been well loved and only four different owners have occupied the property, with a period during the 1950's where it was used as a small boarding school.

Internally the home features a fitted kitchen with breakfast bar and gloss fronted wall and base units, positioned in an extension constructed in 2009. The triple aspect room features a partly glazed roof, high windows to the front, and a large panoramic window offering views over the rear garden, with a door providing access to the sunny terrace area.

A doorway leads to the utility room, and another onto the dining room, with feature fireplace and original French doors. The hall is lined with original panelling and multiple storage cupboards, and leads onto a useful study, WC, and access out to the driveway through the front door. The sitting room boasts an inglenook fireplace and log burner, and there is a large double bedroom with newly installed en-suite shower room, both rooms featuring the original French doors and shutters. The ground floor bedroom offers great flexibility to be used as a further reception room/large office.

Stairs lead to the first floor and to the master bedroom with fitted wardrobes and bathroom, two further double bedrooms, family bathroom, and an additional double bedroom with far reaching views across Orlestone Forest and the surrounding countryside, a 'Jack and Jill' doorway into the bathroom, and a further doorway leading to an external staircase which was used by staff as access to this room during its early years when it was originally the homes kitchen.

Externally the home offers a single garage, workshop with storage above, and shed. The westerly facing garden wraps the property and sits adjacent to Hamstreet woods, with access into the reserve available from the track to the front. A pathway leads to the kitchen garden, which features a greenhouse with a large planting area well stocked with fruits, vegetables and herbs. The garden features well-stocked borders with mature plants, shrubs and established fruit trees, and offers an impressive view of the rear of the property and its raised terrace area, perfect for entertaining and enjoying this wonderful home.

The owners have full planning permission to build a detached four-bedroom house on approximately 0.6 of an acre next to the grounds of Orlestone Rise. This house has been positioned to offer complete privacy from the Orlestone Rise by the very large cedar and and sycamore trees which lie within Orlestone Rise's boundary. This plot is available to a potential purchaser by separate negotiation if required.

Hamstreet offers a village primary school and nursery. post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. and the Doctor's surgery with dispensing chemist was highlighted as a top performing practice based on data from the GP Patient Survey. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve and canal are popular with residents and visitors.

The village has a train station offering regular services into Ashford International, where the high-speed service to London St Pancras departs (a journey of approx.













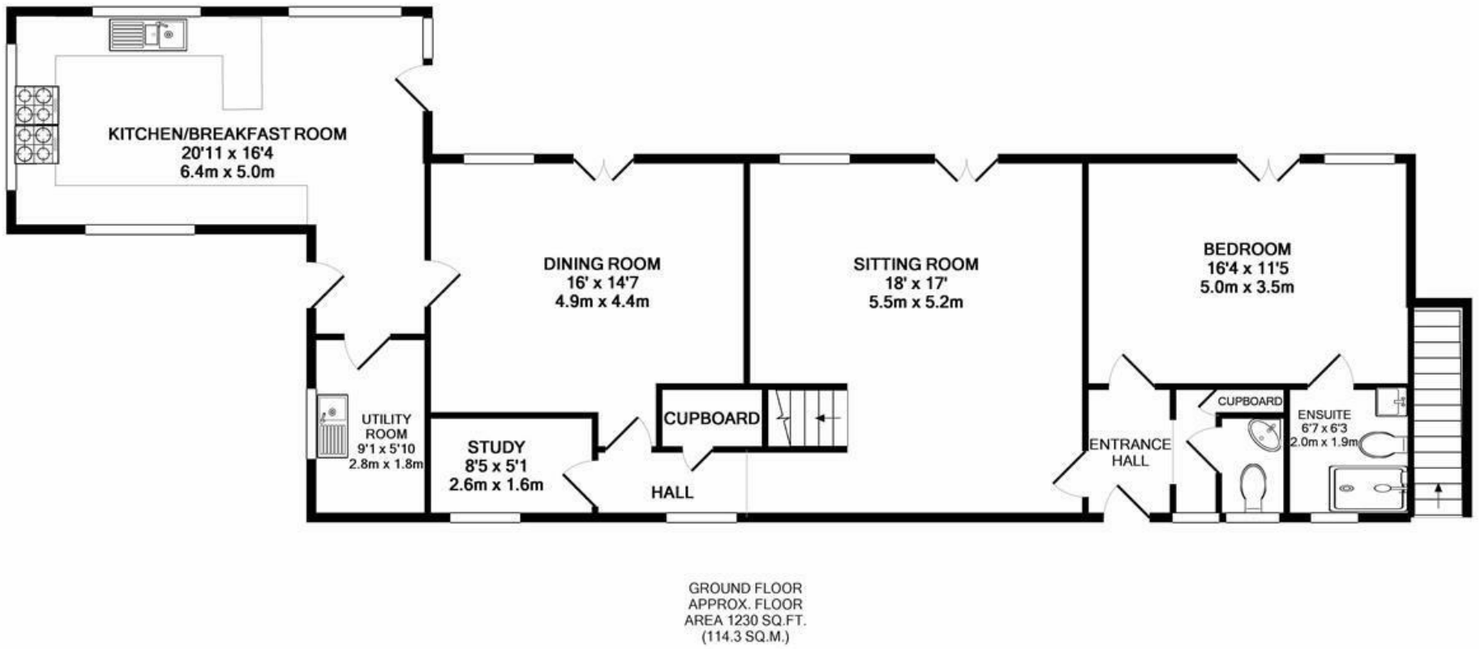




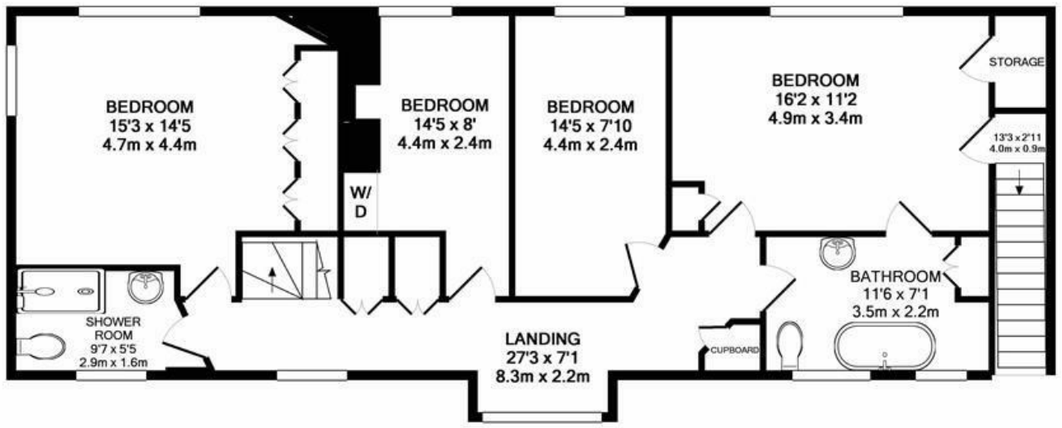








GROUND FLOOR
APPROX. FLOOR
AREA 1230 SQ.FT.
(114.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2180 SQ.FT. (202.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- FIVE BEDROOM DETACHED HOME WITH A 0.6 ACRE PLOT WITH FULL PLANNING PERMISSION FOR A FOUR BEDROOM DETACHED HOUSE
- INDIVIDUAL EDWARDIAN HOME
- TWO RECEPTION ROOMS WITH FLEXIBLE GROUND FLOOR BEDROOM/THIRD RECEPTION ROOM
- GROUND FLOOR BEDROOM & EN-SUITE SHOWER
- CLOAKROOM AND UTILITY ROOM
- TWO SHOWER ROOMS AND BATHROOM
- DRIVEWAY, GARAGE AND WORKSHOP
- EPC RATING E - COUNCIL TAX BAND G
- GENEROUS SECLUDED PLOT
- SOUGHT AFTER VILLAGE LOCATION

· TENURE – FREEHOLD

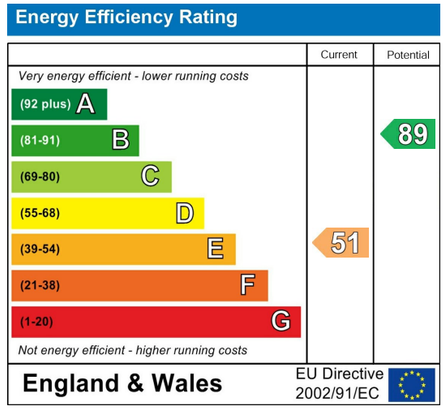
· SERVICES – MAINS WATER, SEWERAGE AND ELECTRICITY

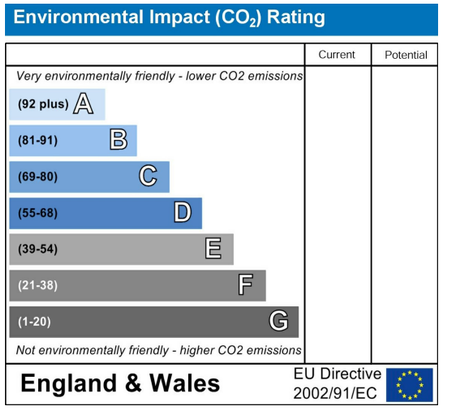
· HEATING – OIL FIRED CENTRAL HEATING

· BROADBAND – AVERAGE SPEED 8MB – 1000MB

· MOBILE PHONE COVERAGE – GOOD

THE SALE INCLUDES A PLOT OF APPROXIMATELY 0.6 ACRES WITH FULL PLANNING PERMISSION GRANTED TO BUILD A DETACHED FOUR-BEDROOM HOUSE NEXT TO THE GROUNDS OF ORLESTONE RISE. THIS HOUSE HAS BEEN POSITIONED TO OFFER COMPLETE PRIVACY FROM ORLESTONE RISE BY THE VERY LARGE CEDAR AND AND SYCAMORE TREES WHICH LIE WITHIN ORLESTONE RISE'S BOUNDARY.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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