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## **10 PELHAM GARDENS FOLKESTONE**

**£1,550,000 Freehold**

In a prime west end location, this handsome detached house totals approx 5000 sq ft and includes a grand reception hall, 3 reception rooms, kitchen/dining/living room, 5 bedrooms (2 with en-suites), detached outbuilding with heated swimming pool, ½ acre of stunning gardens, garaging and parking. EPC D.



# **10 Pelham Gardens Folkestone CT20 2LF**

**Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Study  
Kitchen/Breakfast Room, Utility Room, Cloakroom, Wine Cellar, Cellar  
Galleried Landing, 5 Bedrooms (the fifth currently linked with the master and used  
as a dressing room), 2 with en-suites, Bathroom, Separate WC**

**Garage, Car Port, Ample Parking**

**Stunning Landscaped Gardens of around 0.6 of an acre**

**Detached Pool House housing Heated Swimming Pool, Changing & Shower Rooms**

## **DESCRIPTION**

This particularly handsome detached house is well situated on the southern side of this most exclusive road, towards the end of the cul-de-sac and stands on a particularly generous plot approaching 0.6 of an acre. The property offers impeccably presented accommodation which is light and airy and is of especially generous proportions.

A particularly attractive feature of the house are the southerly views to sea which can be enjoyed from virtually every room including the three reception rooms, kitchen/dining/living room and four out of the five bedrooms. There are very appealing original features throughout including fireplaces and joinery such as panelling in the reception hall and the superior staircase.

The gardens are a delight being incredibly secluded and providing a haven of peace and tranquillity. They are also home to the detached pool house with heated pool, changing room and shower room. There is also ample parking, a garage and car port.

## **SITUATION**

Pelham Gardens is considered to be amongst the most desirable of addresses in this sought-after West End location only about a mile from Folkestone town centre and a short, level walk from Folkestone West Station where the High Speed Link service to London, St Pancras is available (journey times of around 50 minutes).

The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1, 3 and 5 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away.

There are a number of good schools in the vicinity, including Sandgate Primary School and boys and girls grammar schools, all within walking distance.

The accommodation comprises:

## **ENTRANCE VESTIBULE**

Entered via an oak panelled Gothic arch door,  
quarry tiled floor, exposed brick walls, double

glazed window to side, Gothic arch oak door  
with leaded and obscure glazed panels  
opening to:



## ENTRANCE HALL

Oak panelling to two thirds height throughout, coved ceiling, staircase to first floor with polished oak moulded hand rail, block and turned spindles and terminating in an octagonal newel post with decorative finial, three wall light points, access to understairs storage cupboard with steps leading down to **small wine cellar**, double glazed windows to front including tall double glazed windows above the stairwell, radiator concealed behind decorative panel, doors to:

## DRAWING ROOM

Close boarded polished timber flooring, five wall light points, carved stone fireplace surround incorporating recessed log effect gas stove above a stone hearth, double glazed window to side, double glazed window to rear overlooking the garden and enjoying views to the sea, two cast iron column radiators concealed behind original oak covers with decorative grills and forming window seats.

## DINING ROOM

Close boarded polished timber flooring, attractive carved oak fireplace surround depicting lions masks with floral and bell flower decoration and timber bressumer beam with dental moulding, two exposed timbers to ceiling, four wall light points, decorative plate rail, oak and glazed serving hatch to kitchen, pair of Gothic arched oak and double glazed doors opening to and overlooking the rear garden with views to the sea beyond, pair of coordinating windows to either side with cast iron column radiators concealed behind decorative grills.

## STUDY

Close boarded polished timber flooring, oak panelling to two thirds height to one wall, painted timber fireplace surround with marble inset and hearth with recesses to either side fitted with low level cupboards and book shelving above, decorative plate rail, double glazed window to rear overlooking the garden and enjoying far reaching views to the sea, radiator concealed

by oak cover with decorative grill and providing a window seat.

## CLOAKROOM

Fitted with a contemporary suite comprising low level WC, corner wash basin with vanity cupboard below and mixer tap, mirror above, tiled floor, walls tiled to half height, coved ceiling, double glazed window to front.

## KITCHEN/BREAKFAST ROOM

Arranged in three defined sections: *The Kitchen Area* is well fitted with a range of classic base cupboard and drawer units incorporating pull-out larder units, deep pan drawers and integrated Miele dishwasher, square edged corian work surfaces incorporating pre-formed 1½ bowl sink with grooved drainer to side, mixer tap and tiled splashbacks, coordinating wall cupboards with concealed lighting beneath and illuminated pelmet connecting with the storage cupboard above the pair of Bosch eye-level ovens/grill. Further Bosch eye-level combination microwave oven and steam oven beneath, coordinating island unit incorporating deep pan drawers and standard cupboards with coordinating work surfaces inset with Miele 4-burner induction hob with Elica stainless steel, glazed and illuminated extractor hood above, recessed integrated fridge and freezer, tiled flooring throughout, recessed lighting, uPVC and double glazed window to rear overlooking the garden and enjoying views to the sea. Fully open-plan to the *Dining Area* with central fireplace recess with brick built surround and timber bressumer beam over a tiled hearth, dresser style unit with Corian work surface incorporating integrated Miele washing machine and tumble dryer beneath and wall cupboards above, coved ceiling, double glazed window to front, double glazed sliding patio doors to rear opening to and overlooking the garden with far reaching views of the sea beyond, radiator, further radiator concealed by decorative cover, door giving access to deep shelved storage cupboard, further door to:



## **SIDE LOBBY**

Doors giving access to the front and rear gardens, further door to garage and steps leading down to:

## **CELLAR**

Housing the consumer unit, gas and electricity meters and Worcester gas fired boiler, door in the wall giving access to the crawl space beneath the rest of the house, power and light.

Open air lobby area with gate leading to garden and covered porch with doors to garden store, garden wc and:

## **UTILITY ROOM**

Full wall range of storage cupboards, further wall storage cupboards, base cupboard with roll top work surfaces undermounted with deep ceramic Butler sink and with plumbing beneath the work surface for a washing machine, double glazed window to front overlooking the garden, window to rear looking through the conservatory to the garden.

## **LANDING**

Partially galleried to the ground floor, two wall light points, access to deep shelved linen/storage cupboard, double glazed window to front with oak window seat and cast iron column radiator beneath, coved ceiling, doors to:

## **MASTER BEDROOM SUITE**

### ***Bedroom***

Coved ceiling, double glazed window to side, double glazed window to rear and commanding far reaching views to the sea, radiator concealed behind decorative cover, doors to en-suite bathroom and:

### ***Dressing Room/Bedroom 5***

Well fitted with an extensive range of wardrobe cupboards, coved ceiling, double glazed window to rear overlooking the garden and far reaching views to the sea, radiator concealed behind decorative cover, door returning landing.

## ***En-Suite Bathroom***

Fitted with a contemporary suite comprising twin ended panelled spa bath with mixer tap, twin sized shower enclosure fitted with rain head shower and separate hand held shower, wash basin set into corian work surface with vanity cupboards below, mixer tap, tiled splashbacks and mirrored upstand above flanked by shelving and coordinating cupboards with an illuminated pelmet above, tiled floor, tiled walls, recessed lighting, extractor fan, double glazed window to side, wall mounted heated ladder rack towel rail, door to:

### ***Separate WC***

Tiled floor and walls, low level WC with concealed cistern with coordinating cupboards to either side, double glazed window to front.

## **BEDROOM 2**

Coved ceiling, double glazed window to rear overlooking the garden and enjoying views to the sea in the distance, radiator concealed behind decorative cover, door to:

## ***En-Suite Bathroom***

Fitted with a contemporary suite comprising P-ended carronite shower/bath with curved shower screen, mains fed shower and mixer tap, low level wc with concealed cistern and coordinating cupboards to either side with marble effect worktop above, wash basin set into marble effect work surface with vanity cupboard below, tiled floor, tiled walls, coved ceiling, extractor fan, double glazed window to rear overlooking the garden and with views to the sea, wall mounted heated ladder rack towel rail.

## **BEDROOM 3**

Coved ceiling, double glazed window to rear overlooking the garden, radiator concealed behind decorative cover.

## **BEDROOM 4**

Access to deep shelved heated linen cupboard with factory lagged hot water cylinder, coved ceiling, double glazed window to front, radiator.



## **BATHROOM**

Twin ended panelled bath with mixer tap, shower enclosure with mains fed Aqualisa shower, wash basin set into marble effect work surface with vanity cupboards below, low level WC with concealed cistern to side, tiled floor, tiled walls, coved ceiling, recessed lighting, extractor fan, double glazed window to front, radiator, heated ladder towel rail.

### ***Separate wc***

Fitted with a contemporary suite comprising low level WC with concealed cistern and coordinating cupboards to either side and white work surface above, Kohler narrow wash basin, tiled floor, walls tiled to half height, double glazed window to front.

## **OUTSIDE**

### **GARDENS**

To the **front of the house** the garden is set behind a brick built planter planted with a row of hibiscus. The garden is generally occupied by a generous block paved carriage driveway providing parking and turning for a number of vehicles, access to the attached garage and access to a pair of electronically operated gates opening to a **covered car port** to the opposite side of the property.

### **GARAGE**

Electronically operated up and over door to front, pair of windows to side and access to roof space.

Directly to the **rear of the house** is a most attractive terrace paved in natural stone and enclosed by a low balustrade supporting an abundant wisteria and with a central flights of brick built steps leading down to a parterre garden with box hedging encompassing beds planted with azaleas, miniature rhododendrons and a central circular terrace paved in natural stone from where a further flight of steps lead down to the principle level of the garden. The parterre garden is backed by a stone pathway leading to the left to an attractive **conservatory** and to the right to a timber framed pergola supported on brick and stone piers. The principle section of the garden is laid extensively to lawn surrounded

by deep borders well stocked with predominately shrubs including a magnificent array of rhododendrons, azaleas, evergreens, acers and other plants affording the garden a great deal of privacy and seclusion. Adjoining the lawn is a generous free form pond backed by gunneras and a trickling water feature. From the pergola access can be gained to the car port at the side of the house, or a path that curves past various evergreen shrubs including pittosporums and ultimately leading to the pool house.

### **POOL HOUSE**

The pool house is of timber framed construction with a bank of sloping double glazed windows occupying an entire wall and entered via a pair of sliding double glazed doors with double glazed window to side. There is a generous **heated swimming pool** within the pool house with mosaic tiling. The building is heated, has two further pairs of double glazed sliding doors opening to the far end and doors leading to the **pump room** which is well equipped with the heating and pump systems relating to the pool and the **changing room** which is tongue and groove panelled in pine and incorporates a **shower** and wash basin with vanity cupboard below. There is also a separate WC with low level WC and louvered window to side.

Beyond the pool house is a further secluded paved terrace backed by a timber framed and glazed summerhouse/garden shed and from a path gently slopes away leading across a decked terrace set beneath a timber framed pergola to a greenhouse and two fruit cages. From here a pathway leads beneath the shade of an overhanging camellia and returns to the main lawn.

### **EPC RATING Band D.**

### **COUNCIL TAX**

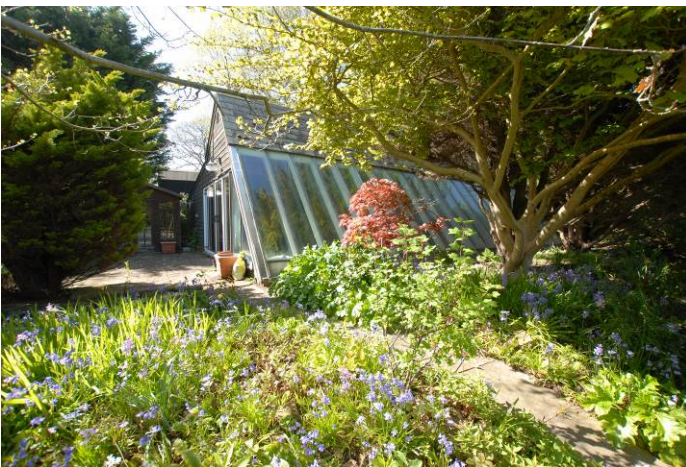
Band G - approx £3,731.08 (2023/24)  
Shepway District Council.

### **VIEWING**

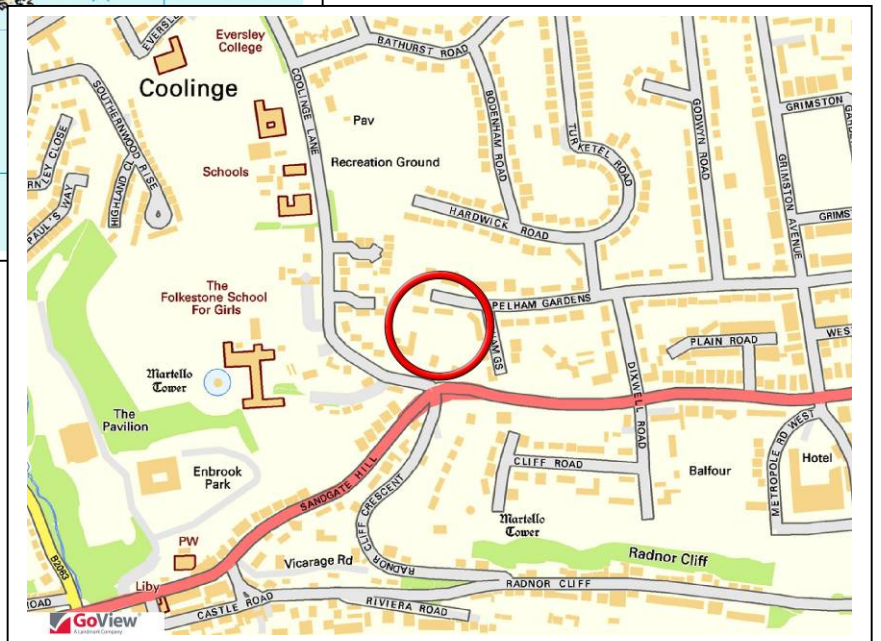
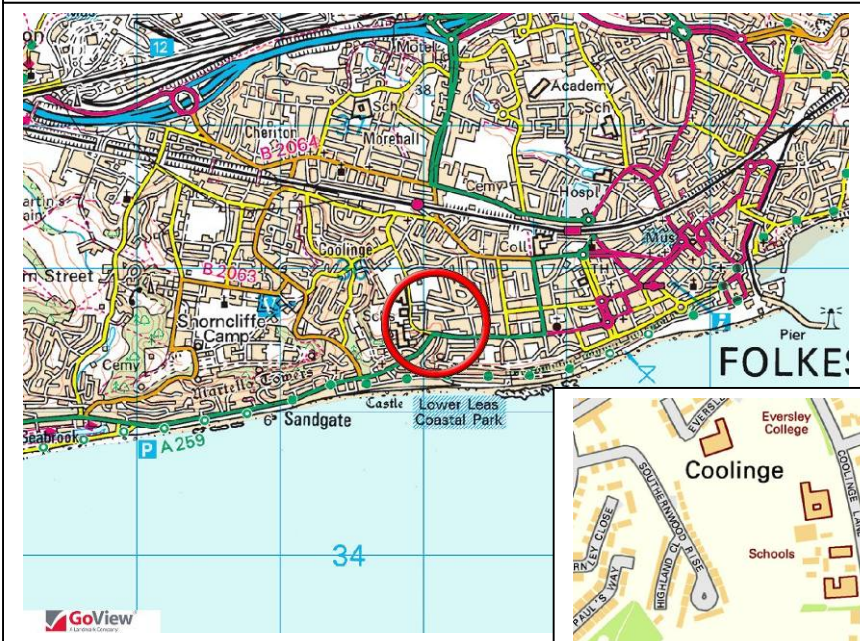
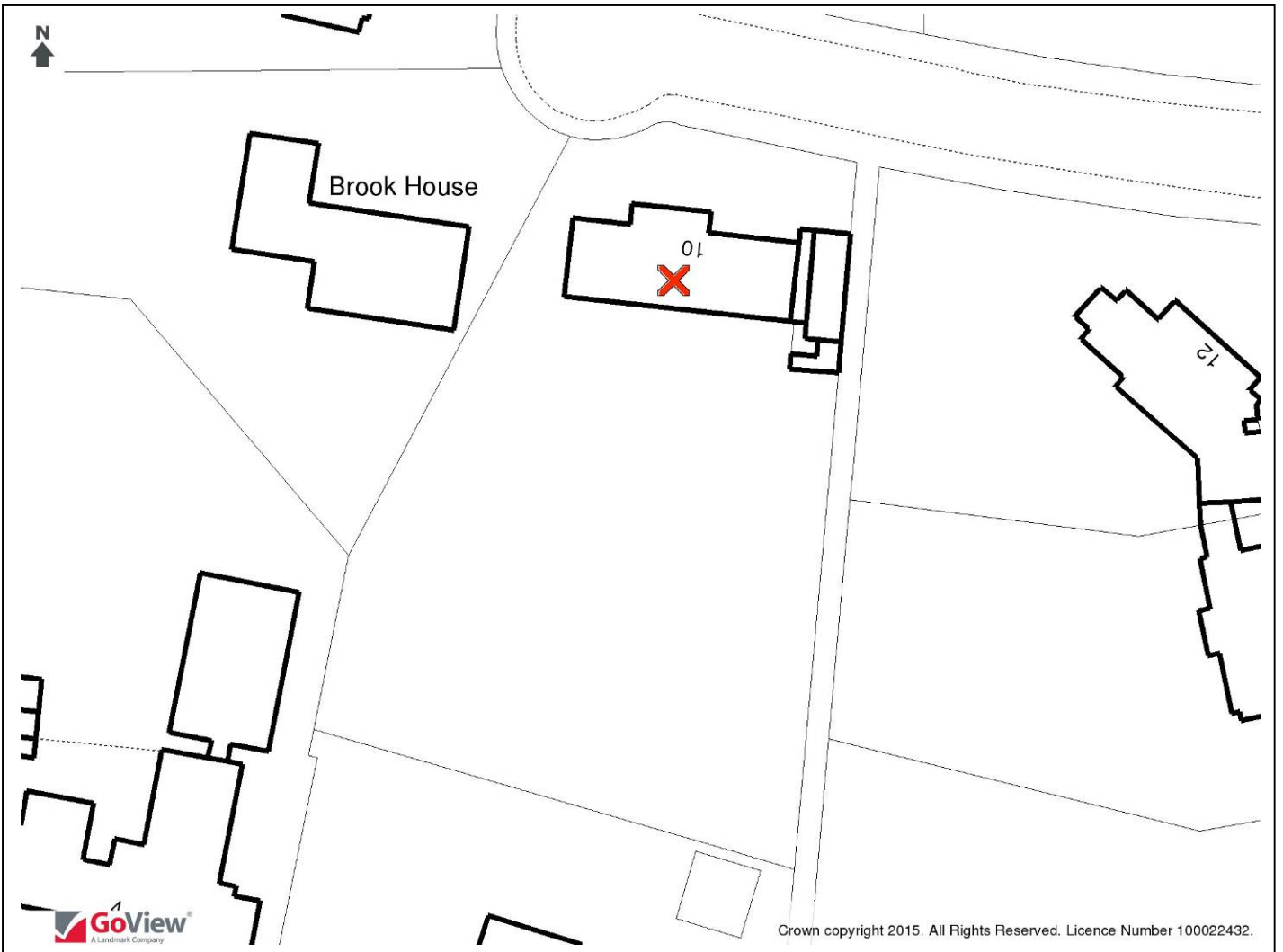
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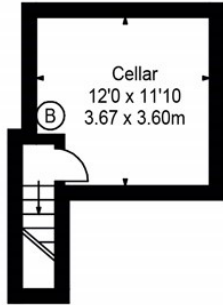
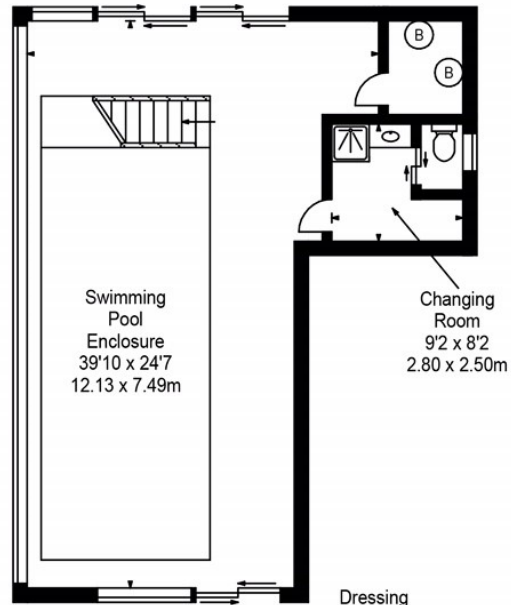


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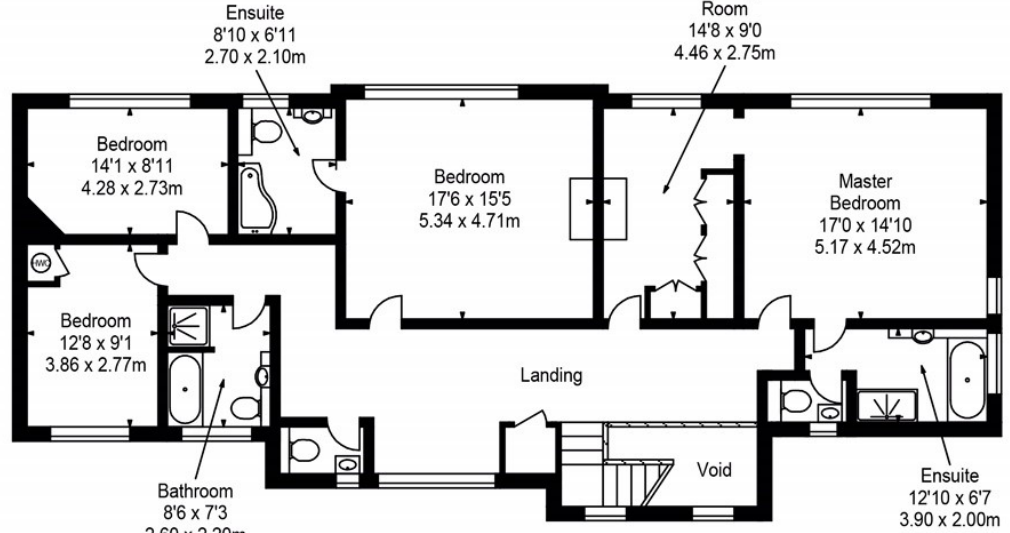


# Pelham Gardens, Folkestone

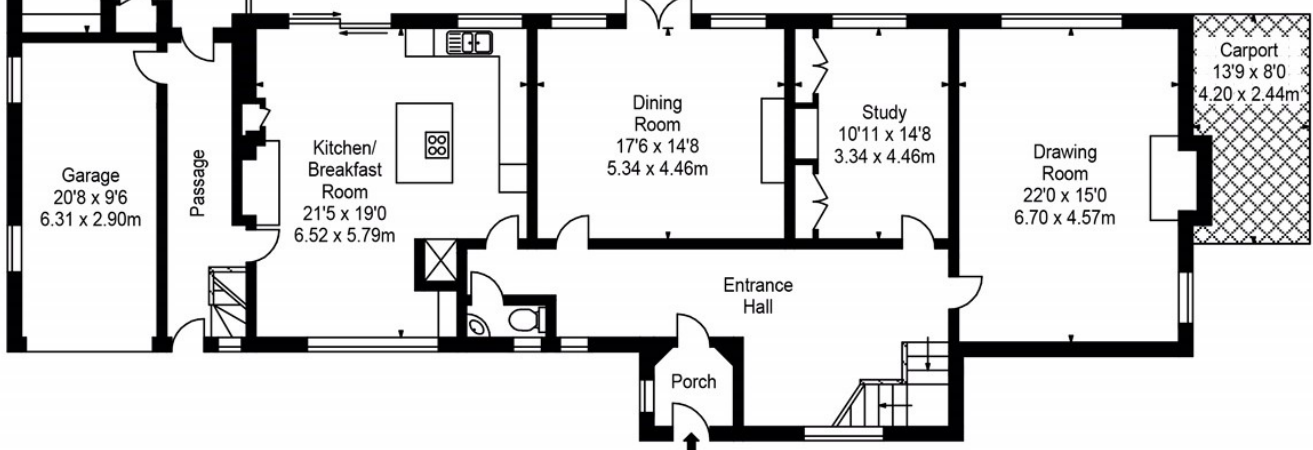
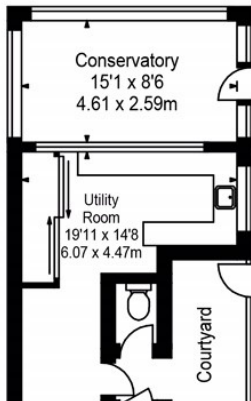
Approximate Gross Internal Area :-  
 Basement :- 15.33 sq m / 165 sq ft  
 Ground Floor :- 210.88 sq m / 2270 sq ft  
 Swimming Pool :- 84.91 sq m / 914 sq ft  
 First Floor :- 149.20 sq m / 1606 sq ft  
 Total :- 460.23 sq m / 4954 sq ft



## Basement



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 floor plan by: [www.creativeplanetk.com](http://www.creativeplanetk.com)