







ORLESTONE RISE RUCKINGE ROAD,  
HAMSTREET, ASHFORD, KENT, TN26 2NW

£975,000

- Enchanting Edwardian home on 1.19-acre westerly-facing gardens
- Wealth of character features: High ceilings, wooden shutters, timber floor boards, fireplaces and French doors
- Inviting living spaces: Light filled sitting room with log burner, dining room, and study
- Show stopping kitchen/breakfast room with vaulted ceiling and picture window framing the garden view
- Ground floor bedroom with en suite; convenient cloakroom and utility room
  - Four first-floor bedrooms with garden views, including an en-suite, and external access to principal bedroom; potential AirBnB
- Beautiful gardens with borders, fruit trees, paddock and kitchen garden
- Long driveway, single garage, and detached workshop with conversion potential stp
  - 8 Minute train from Hamstreet to Ashford International Station
    - Benefits from no onward chain

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## ABOUT THIS HOME

Dating from circa 1902 and set approximately 200 yards along a private track ('Street View' only shows the entrance to the track), Orlestone Rise is an enchanting, unlisted Edwardian family home enjoying a peaceful and secluded position. The property is complemented by westerly facing gardens extending to approximately 1.19 acres.

The house retains many original features including high ceilings, wooden shutters and French doors. The sitting room features an impressive log burner and an open staircase rising to the first-floor landing. The dining room is enhanced by an original style fireplace, with a study positioned to the side providing an ideal home office. The light-filled kitchen/breakfast room is a particular highlight, offering a great sense of space with its vaulted ceiling and picture window overlooking the gardens.

The ground floor also includes a bedroom with original French doors and shutters opening onto the rear veranda, complemented by an en-suite shower room. To the first floor, a bright landing gives access to four bedrooms, all enjoying views across the delightful gardens. The principal bedroom benefits from an en-suite bathroom and has external access via a staircase, offering potential for guest accommodation or Airbnb use, subject to any necessary consents. The remaining three bedrooms are served by a family shower room.

Outside, the gardens are well stocked with mature plants, shrubs & established trees, providing an excellent setting for outdoor entertaining. A paddock accessed from the garden may suit the keeping of animals, while further features include a kitchen garden and wild orchard. A long driveway leads to a single garage, and there is also a detached workshop with storage above, which could be ideal for working from home.

The owners have full planning permission to build a detached four-bedroom house on approximately 0.6 acres adjoining the property, which may be available by separate negotiation. Further details on request.









## OWNERS COMMENTS

Owners Comments: We have lived here for over twenty years and it has been such a wonderful place to live and bring up our family. We have so much enjoyed the stunning views from the house which overlook the garden and the surrounding countryside. Because all the main rooms face west, the house enjoys great sunlight for most of the afternoon and evening. In the Summer and the sunsets are something to behold. We live only a hundred metres from Hamstreet Woods which is a spectacular ancient oak forest. This provides wonderful walks right on our doorstep and the blue bells in the Spring are beautiful.

### Hamstreet GP Surgery:

In some areas it can be so difficult to get an appointment at your local GP Surgery. This is definitely not the case in Hamstreet. Our local surgery was rated the top surgery in Kent in 2024 – “Kent Online Patient Satisfaction Survey”. Being able to get a doctor’s appointment quickly can be a life saver and actually was in my case when I was diagnosed with cancer in 2022. Thankfully I am now fully recovered. It is for this reason that we intend to stay within the Hamstreet Surgery catchment area since we believe that the value of this cannot be over-estimated.









**Approx. Gross Internal Floor Area 2552 sq. ft / 237.06 sq. m**  
**(Including Outbuilding & Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



# ABOUT THE AREA

Orlestone Rise is located on high ground on the outskirts of the charming village of Hamstreet, which boasts a variety of local amenities for everyday needs. These include a well-stocked supermarket, a post office for your mailing needs, an exceptional GP surgery, a local church, tennis courts, a bowling green, a football club, and a welcoming public house; The Dukes Head. For more extensive services and facilities, the nearby towns of Ashford (6.7 miles), Tenterden (8.4 miles), and Rye (11.5 miles) provide a broader array of options.

The property is located on the edge of picturesque countryside with walks from your door connecting to the greensand way which leads through the neighbouring woodland. Hamstreet Woods is just 100m from the house and is classified as a National Nature Reserve.

When it comes to transportation, Hamstreet station offers mainline rail services, connecting you to Ashford in 8 minutes where you can access high-speed train service to London St Pancras, with a quick journey time of approximately 37 minutes. Additionally, Ashford provides access to trains heading to London Charing Cross and Cannon Street.

In terms of education, there is a wealth of schooling options available, encompassing both state and private sectors, catering to primary and secondary levels. Hamstreet Primary and Homewood Secondary were both rated Good by Ofsted at last inspection and Ashford Independent School is around 18 minutes away (9.8 miles).

The village is also home to an outstanding GP practice, which in 2024 was voted the top GP surgery in Kent in the Kent Online Patient Satisfaction Survey. See owners comments for further details









# ABOUT US

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## CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

