





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

GUIDE PRICE £975,000 - £1,000,000

- 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
    - 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 with frequent high speed services to London St Pancras in 37 minutes

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## ABOUT THIS HOME

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Originating from circa 1902, Orlestone Rise stands as an enchanting, unlisted Edwardian family residence, graced by captivating westerly facing gardens totalling approximately 1.19 acres. The property itself retains many of its original features, exuding charm and character, including high ceilings and wooden shutters to original french doors

The sitting room welcomes you in, with an impressive log burner and an open staircase leading to the first-floor landing. The dining room is adorned with an original style fireplace, and to the side is a study. The jewel in the crown is the light flooded kitchen/breakfast room which has a great sense of space due to the vaulted ceiling and with a large picture window framing the view of the beautiful gardens. Adding to its versatility, the home includes a ground floor bedroom featuring original French doors and shutters that open onto the rear veranda, complemented by an en suite shower room. The ground floor accommodation is completed with a convenient cloakroom.

Ascending to the first floor there are four bedrooms off the light filled landing, all enjoying splendid views of the delightful gardens. The main bedroom enjoys the luxury of an en suite bathroom, while the other three bedrooms are serviced by a well-appointed family shower room. The main bedroom also benefits from its own outside external access via a staircase and could therefore be potentially utilised as an AirBnB.

The gardens feature well-stocked borders adorned with mature plants, shrubs, and established fruit trees and would be perfect for social events and entertaining. There is a paddock accessed from the garden that would possibly suit keeping a pony or small animals. In addition there is a kitchen garden and wild orchard. There is a long driveway leading to the single garage and an additional detached workshop with storage above that could be an idea work from home space.





## OWNERS COMMENTS

We have lived here for nearly 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.

We love living in this area of Kent and Hamstreet is surrounded by two areas of AONB (area of outstanding natural beauty). The village is only twenty minutes drive from Camber Sands and it's always a pleasure driving across the Romney Marsh and walking on the dunes there. Hamstreet is also only thirty-five minutes from Hasting Country Park if you prefer magnificent cliff walks - you could be in Cornwall or North Devon down there.

Our children are now grown up and it's now time for us to downsize but we intend to stay in this area.







**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).





# ABOUT US

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## CONTACT US

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