



Old Rectory Cottage
Acrise | Folkestone | Kent | CT18 8LJ

FINE & COUNTRY



Step inside

Old Rectory Cottage

If you want to live the rural idyll this fascinating cottage could tick all the right boxes. Tucked away at the end of a private drive it was originally the Victorian coach house to the local 'big house' and includes a detached annexe that had been the stable block. It is located in the charming hamlet of Acrise in an Area of Outstanding Natural Beauty and is surrounded by fields and woodland.

The property includes a large frontage for off road parking leading to a detached garage and carport flanked by a front lawn with a charming cherry tree and a log store. There is a unique sculptured front door into the porch with a multi-pane glass inner door that opens into the hall with its wood flooring, staircase and understairs cupboard as well as a flamingo inspired cloakroom.

There is a cosy dual aspect snug/bedroom 4 with casement windows and lovely views as well as a dado rail and a modern corner log burner as a great feature. The dual aspect sitting room includes a multi-pane bay window, sash windows and a log burner with an ornate mantle as a charming focal point you can cosy up to on a cool winter's evening.

However it is the contemporary kitchen that is open plan to the charming triple aspect dining area that really steals the show. The kitchen includes bespoke solid wood units housing an induction hob, a self-cleaning Bosch oven, combi microwave, fridge freezer and dishwasher as well as a Franke boiling water tap. The light and bright dining area has a lantern skylight and windows on three sides providing delightful views over the rear garden. It has French doors to the terrace and pergola covered rear access and well as providing plenty of space for sitting and dining. There is a large, adjacent fitted utility room and boot room with laundry facilities and Victorian style Amtico floor tiling and underfloor heating as well as a double airing cupboard.

Halfway up the stairs is a stunning bespoke stained glass window uniquely designed by the current owner. While the partially vaulted, dual aspect landing has fabulous views, storage facilities and

access to the attic. There is a colourful family bathroom with underfloor heating, a large shower and a bath with claw feet as well as a single bedroom and two double bedrooms including the main suite with French doors that open onto a flat roof, fitted cupboards and a fabulous contemporary ensuite bath/shower room with underfloor heating, a large stand-alone oval bath, a separate shower and a trendy vanity basin.

The secluded west facing rear garden was professionally redesigned as an 'English Cottage Garden' about 10 years ago and includes large curved shrub and flower beds full of established plantings bordering a large lawn surrounded by tall hedges, providing privacy and security. At the end of this garden is a gate leading to the 'secret wildlife garden,' which features a plethora of wild flowers, a large wildlife pond with a duck house (and often ducks), tall trees and shrubs backing onto farmland as well as a detached wooden clad studio.

This overlooks the pond and is fully insulated. It has a French doors to a balustraded balcony, pine flooring, inset ceiling lights, power and internet access as well as an external water tap, so could be converted into a studio apartment but is very useful as a music studio as there is no one nearby to hear the noise.

A pair of solid wood gates lead to the detached annexe with its own private patio and charming rear garden. The annexe includes a large triple aspect living space with a double height vaulted ceiling and an impressive oak crossbeam, a feature brick wall and underfloor heating that flows throughout the building. There is also a fascinating red enamel log burner and a kitchen area that has units with granite worktops housing an oven and hob as well as a stand-alone fridge freezer, dishwasher and washing machine. You will also find a family bathroom and two double bedrooms including one with an ensuite wet room. This makes a wonderful home for elderly relatives, adult children or as a lucrative holiday let for anyone looking for a country retreat.











Seller Insight

“ Moving from London 30 years ago, we were in search of a rural property but one within a community and not isolated. We found the hamlet of Acrise situated in an AONB surrounded by fields, bluebell woods, bridle paths with an interesting mix of properties. The centre of Acrise is a Norman church which is the setting for the annual flower festival in August. Down the hill is the pretty village of Elham with a wonderful gastro pub in the square, a well- supported cricket team and community hall. Supermarket shopping is provided by a Waitrose and Sainsbury's both within a short drive plus a large Lidl in Hawkinge. An excellent farm shop, Gibson's, is again not far.

Geographically, we are situated between the coastal town of Folkestone and the cathedral city of Canterbury, a regular bus service links the two. Folkestone has the vibrant Harbour Arm, The Old High Street, The Leas coastal path and of course The Channel Tunnel. There are also excellent grammar schools. The high speed train service has a journey time to London of just 53 mins. and combined with the welcome arrival of high speed internet here, working from home is a viable option.

Canterbury in addition to shopping has the universities, the Marlowe theatre and again grammar schools. There are the 3 independent schools of King's, Kent College and St. Edmunds which is where my sons were educated.

My cottage has been I hope sympathetically updated and an extension added to provide a large utility/ boot room and an en-suite above. I demolished an existing stable / garage block and had a 2 bed single storey property built which provides a useful passive income. My passion is gardening and I worked closely with a landscape gardener to create an English country garden with a separate wildlife area having a pond surrounded by wildflowers and a fully insulated, double glazed studio with electricity, internet and water in the form of an outside tap. Badgers, ducks and this year ducklings, plus a plethora of birds are regular visitors.

Life however changes and the time has come for me to move on.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:

Folkestone Central Station	5.8 miles
Dover docks	12.9 miles
Channel Tunnel	5.0 miles
Canterbury	13.8 miles
Gatwick Airport	75.3 miles
Charing Cross	75.3 miles

By Train from Folkestone Central:

High-Speed St. Pancras	53 mins
Charing Cross	1hr 31mins
Victoria	1hr 19 mins
Ashford International	15 mins

Leisure Clubs & Facilities

Hawkinge Cricket Club	01303 893873
Hawkinge Football Club	07979693495
Etchinghill Golf Club	01303 862929
Folkestone Rugby Club	01303 316005

Healthcare

The Hawkinge and Elham Valley Surgery	01303 232300
New Lyminge Surgery	01303 863160
William Harvey Hospital	01233 633331
Royal Victoria Hospital	01303 850202

Education

Primary Schools:

Hawkinge Primary	01303 893892
Churchill Primary	01303 893892
Selsted Primary	01303 844286
Ashford School (Prep)	01233 625171
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Ashford School	01233 625171
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 467500

Entertainment

Marlowe Theatre	01227 787787
Leas Cliff Hall	01303 228600
White Horse Inn	01303 892268
Mayfly	01303 894689
Cat and Custard Pot	01303 892205
Marleys	01303 470598
Rocksalt	01303 212070

Local Attractions / Landmarks

Hawkinge Battle of Britain Museum
Caesar's Camp
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral
The Leas
Folkestone Creative Quarter and Harbour Arms

Annexe



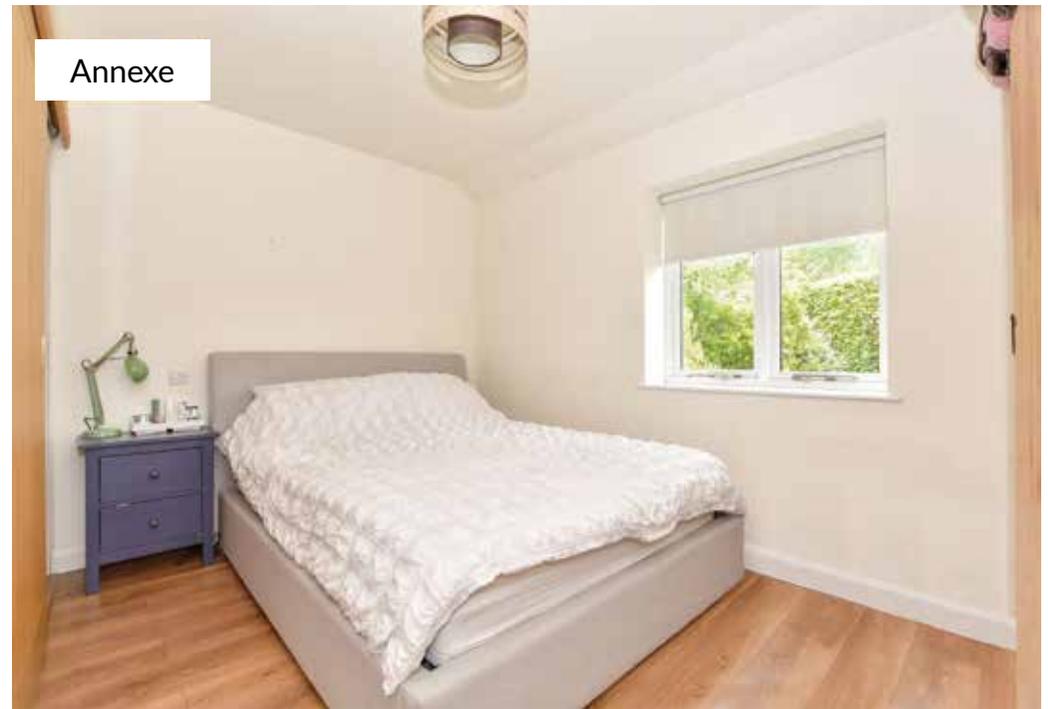
Annexe



Annexe

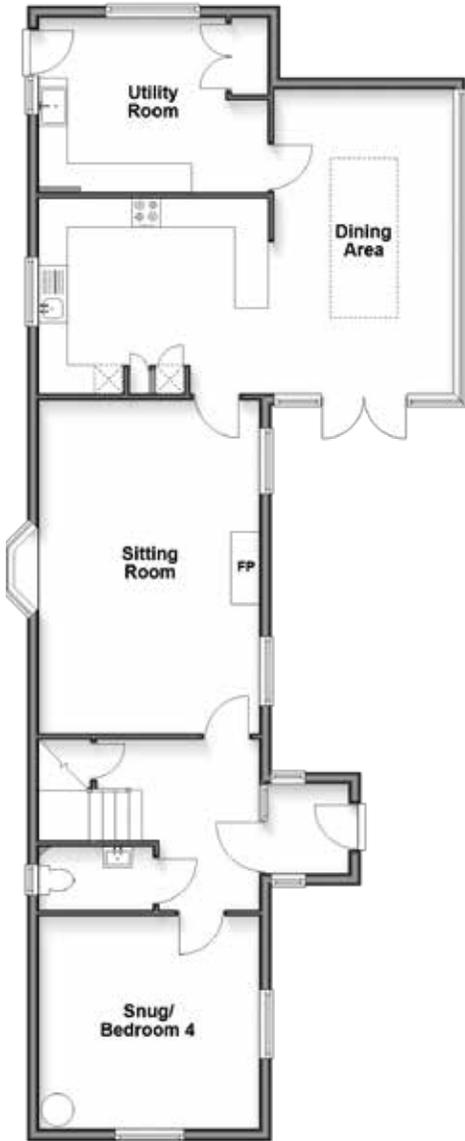


Annexe



Ground Floor

Approx. 95.4 sq. metres (1027.4 sq. feet)



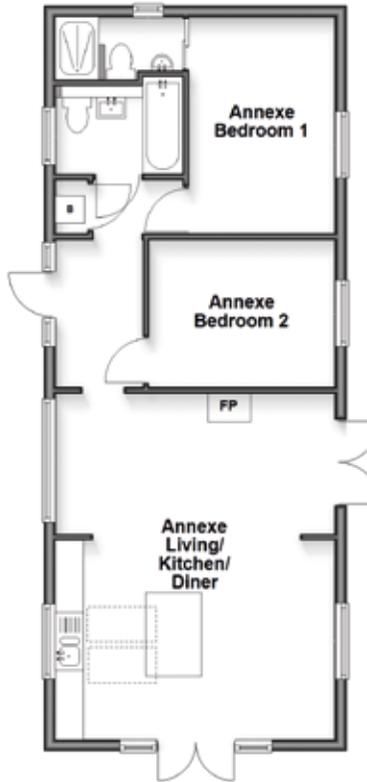
First Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



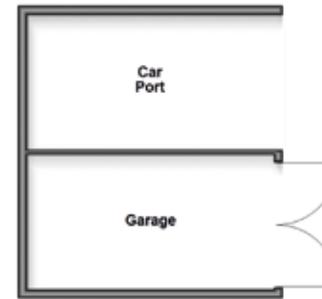
Outbuilding 1

Approx. 61.5 sq. metres (662.0 sq. feet)



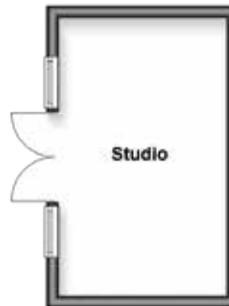
Outbuilding 3

Approx. 21.4 sq. metres (230.2 sq. feet)



Outbuilding 2

Approx. 14.3 sq. metres (154.2 sq. feet)



GROUND FLOOR

- Porch
- Hall
- Cloakroom
- Snug/Bedroom 4 13'0 x 12'2 (3.97m x 3.71m)
- Sitting Room 18'9 x 13'0 (5.72m x 3.97m)
- Kitchen 14'3 x 10'4 (4.35m x 3.15m)
- Dining Area 18'0 x 10'2 (5.49m x 3.10m)
- Utility Room 13'2 x 9'9 (4.02m x 2.97m)

FIRST FLOOR

- Landing
- Bedroom 2 16'2 into fitted wardrobes x 13'1 (4.93m x 3.99m)
- Bath/Shower Room 9'2 x 6'9 (2.80m x 2.06m)
- Bedroom 3 8'9 x 7'1 (2.67m x 2.16m)
- Bedroom 1 13'5 x 11'5 (4.09m x 3.48m)
- En Suite Bath/Shower Room 12'0 x 9'9 (3.66m x 2.97m)

OUTBUILDING 1

- Annexe Entrance Hall
- Annexe Living/Kitchen/Diner
- Annexe Bedroom 1
- Annexe En Suite Shower Room
- Annexe Bedroom 2
- Annexe Bathroom

OUTBUILDING 2

- Studio

OUTBUILDING 3

- Garage 17'6 x 9'6 (5.34m x 2.90m)
- Car Port 17'6 x 9'6 (5.34m x 2.90m)

OUTSIDE

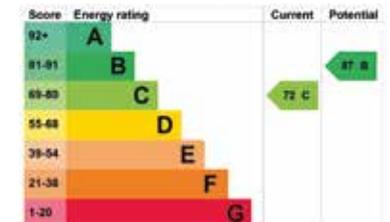
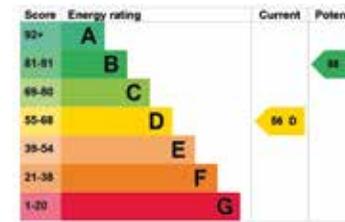
- Garden
- Wildlife Garden
- Driveway
- Annexe Garden

Council Tax Band: F

Tenure: Freehold

Old Rectory Cottage

Old Rectory Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

