



The Grey House
Nash Hill | Lyminge | Folkestone | Kent | CT18 8ED



Step inside

The Grey House

If privacy and seclusion, but easy accessibility to local amenities, are top of your wish list when looking for a property, then this fascinating residence might just be the answer. Blink and you might miss the turning into lane leading up to a private no through road where you will find a five bar gate entrance to The Grey House. It is surrounded by fields and the Elham Valley countryside in the North Downs Area of Outstanding Natural Beauty and the entire 0.9384 of an acre of grounds are encircled by magnificent specimen trees and banks of shrubs. Deep herbaceous borders surround a long curved drive that leads to a spacious parking area and round to the double garage.

It is at this stage that you can enjoy your first sight of the unique and attractive house originally built in the Edwardian era. With its differing roof lines and high chimneystacks, an arched entrance to the porch, bay windows and numerous sash windows the property has delightful external appeal and this continues as you cross the threshold with charming internal features including panelled doors, picture rails, fireplaces, and a unique Edwardian air con system. Modernisation has been sympathetic with underfloor heating throughout the house, double-glazed timber sashes and flooring of warm marble or engineered oak.

Steps lead up from the parking area to a spacious terrace that wraps around three sides of the property and leads to the porch and front door. This opens into the entrance hall with access to the staircase, and the ground floor accommodation that includes the dual aspect country style kitchen/breakfast room. This boasts a range cooker, log stove, two huge pantries, bespoke solid wood units and worktops, butler's sink and stand-alone appliances as well as a charming breakfast area that catches the morning light, with timber bifold doors to the terrace. A small lobby with French doors to the side garden leads to the fitted utility room with laundry facilities and a cloakroom.

For more formal occasions the delightful dual aspect dining room is ideal and includes a fireplace and an unusual angled bay window with access to the large conservatory. This has windows on three sides and a

door to the paved terrace at each end as well as roof and window blinds and a door to the attractive dual aspect study with engineered oak flooring, a fireplace and a triple aspect bay window. The spacious dual aspect sitting room includes a large box bay window where you can sit and revel in the views over the garden, an arched recess and an original tiled fireplace with an open fire and a wood surround as a charming focal point.

On the landing you will find an airing cupboard and a wall of built in library shelving and wood flooring that flows throughout the first floor. There is a family bathroom with an impressive central stand-alone claw foot bath, and four double bedrooms. These include one with a window seat into the cantilevered bay window and an original Edwardian cast iron fireplace. Another has a built in wardrobe and eaves storage, a third has dual aspect and great views while the dual aspect first bedroom includes a wide box bay window and a fireplace. There is also a spacious ensuite bath/shower room with an oval stand-alone bath where you can lie in the bath and see the treetops, a separate shower and a circular vanity basin.

There is a log store and the detached double garage that includes an inspection pit, a workshop area with lighting and electrics as well as a mezzanine floor with skylight windows that is currently used for storage. However, it would always be possible to convert this building into an annexe, subject to the necessary planning permissions.

One of the outstanding features of this special family home is the garden. The house was originally built for a renowned horticulturalist, and he designed the garden and grounds to provide colour and interest throughout the year. It includes fascinating plantings and a very wide variety of trees and shrubs as well as literally thousands of bulbs that bring bright colour to the garden every spring. There are steps up to various parts of the garden including large lawns and woodland areas where the kids can enjoy playing hide and seek. There are stunning mature herbaceous borders, an orchard, a kitchen garden, and even an old summerhouse (in need of repair or replacement) at the top of the garden.









Seller Insight

“ We fell in love with the house the minute we drove in through the gate and thought it would be our ‘forever’ home. Sadly circumstances mean we have to move and hope that a new family will enjoy it as much as we have. We adore the light and space and the way the house is designed to immerse you into the gardens - indoors and out you are surrounded by nature. You have total peace and privacy, but although you feel you are miles from anywhere, it actually only takes a couple of minutes to walk down to the village, or stroll across the golf course to the cosy Gatekeeper Inn at Etchinghill.

Lyminge is a friendly and welcoming community with a lot going on. There are regular events like the village fete, open gardens and the garage safari plus loads of clubs and activities that run all year. The Coach and Horses pub does good food, and we have a great chinese restaurant and a coffee shop that does amazing breakfasts. There's a village store, a post office, a good primary school, two doctor's surgeries, and a library. There are regular Buses between Folkestone and Canterbury, and it's a short drive to Folkestone West station or Ashford, where the high speed line whisks you to St. Pancras in under an hour.

If you enjoy cycling or a good walk with the dog, there are an extensive network of footpaths around the village, or you can roam through the 440 acres of Lyminge Forest to experience a rich diversity of wildlife either on foot or on horseback. If you like sports, there is Sibton Park cricket club, and of course Etchinghill Golf course and country club on the outskirts of the village, or Sene Valley golf club in Hythe.

We are close to Folkestone with its beaches, two excellent grammar schools, supermarkets, and high street stores as well as a wealth of independent shops in the Creative Quarter and the lively restaurants, street food stalls and maker's market at the Harbour Arm. There is good road access with the M20 for the Channel Tunnel and London not far away, while the city of Canterbury is within easy reach with its historic buildings, shops, grammar schools and first class private schools, three universities, theatres, bars and restaurants. *

* 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:	
Hythe	5.3 miles
Sandling Station	3.2 miles
Folkestone West Station	5.8 miles
Ashford International	13.0 miles
Dover Docks	15.8 miles
Canterbury	10.3 miles
Gatwick Airport	60.2 miles
Charing Cross	72.8 miles

By Train from Sandling	
Charing Cross	1hr 38mins
Victoria	1hr 31mins
Ashford International	12 mins
High-Speed Ashford to St. Pancras	36 mins

Leisure Clubs & Facilities

Sibton Park Cricket Club	01303 863251
Etchinghill Golf Club	01303 862929
Sene Valley Golf Club	01303 268513
Elham Sports Centre	01303 840485

Healthcare

The Surgery
New Lyminge Surgery
William Harvey Hospital
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:
Lyminge Primary
Elham Primary
Ashford School (Prep)
Secondary Schools:
Harvey Grammar for Boys
Folkestone School for Girls
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
The King's School, Canterbury
Kent College
St Edmunds
Ashford School

01303 862109
01303 863160
01233 633331
01227 766877
01227 825100

01303 862367
01303 840325
01233 625171

01303 252131
01303 251125
01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000
01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
Coach and Horses	01303 862694
Kings Arms	01303 840242
The Gatekeeper	01303 864345
Imperial Hotel	01303 267411

Local Attractions / Landmarks

Lyminge Forest
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral

Ground Floor
Approx. 125.5 sq. metres (1351.3 sq. feet)



First Floor
Approx. 96.2 sq. metres (1035.5 sq. feet)



GROUND FLOOR

Entrance Hall	
Sitting Room	19'11 x 13'3 maximum (6.07m x 4.04m)
Kitchen/Breakfast Room	17'3 x 15'5 (5.26m x 4.70m)
Utility Room	11'8 x 9'0 maximum (3.56m x 2.75m)
Cloakroom	
Pantry Cupboard	
Study	13'2 x 10'3 (4.02m x 3.13m)
Dining Room	15'2 maximum x 13'1 maximum (4.63m x 3.99m)
Conservatory	15'5 x 11'10 maximum (4.70m x 3.61m)

FIRST FLOOR

Landing	
Bedroom 1	19'11 x 13'4 maximum (6.07m x 4.07m)
En Suite Bath/Shower Room	
Bedroom 3	12'5 x 11'3 (3.79m x 3.43m)
Family Bathroom	
Bedroom 4	13'0 x 10'2 (3.97m x 3.10m)
Bedroom 2	15'3 x 13'0 maximum (4.65m x 3.97m)

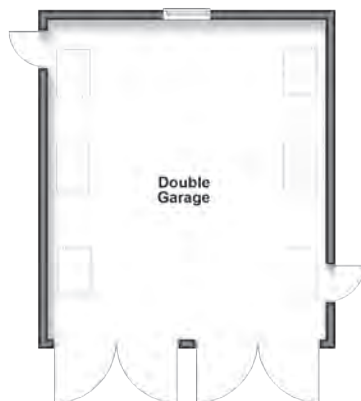
OUTBUILDING

Double Garage	22'10 x 19'4 (6.96m x 5.90m)
---------------	------------------------------

OUTSIDE

Rear Garden
Front Garden
Gated Driveway

Outbuilding
Approx. 39.9 sq. metres (429.7 sq. feet)



Council Tax Band: G
Tenure: Freehold



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

