



Argrove House  
Elvington Lane | Hawkinge | Kent | CT18 7AD







# Step inside

## Argrove House

This delightful late Edwardian residence nestles in 5.03 acres of grounds including paddocks, stables and a vast barn incorporating a 17 metre lap swimming pool. It is totally secluded and surrounded by beautiful mature trees and backing onto farmland in an Area of Outstanding Natural Beauty but is not isolated, located only five minutes from Hawkinge village amenities and not far from Folkestone and the Channel Tunnel.

While the property has been sensitively enhanced by the current owners and includes solar panels to keep energy costs to a minimum, it still retains wonderful period features including high coved ceilings, sash windows with some coloured inserts, oak and reclaimed pine flooring, a pine staircase, picture rails, panelled doors, fireplaces and an oak front door also with coloured glass inserts. The house is approached via a long driveway loop, flanked by spacious lawns interspersed with trees and shrubs, it passes the front entrance and leads off to the double garage, barn and stables.

The front door opens into a lobby with inner doors to the tiled hall that includes the staircase to the first floor, an understairs cupboard and direct access to much of the ground floor accommodation. There is a charming dual aspect living room with two wide bay windows and an impressive fireplace with an open fire and an oak surround and mantelpiece. Across the hall is the elegant formal dining area with a delightful fireplace and a wide archway into a sitting area including large bay windows with views over the garden and glimpses of the sea, plus French doors back to the lobby, out to the terrace and access to the large dual study/snug that has a log burner flanked by built in shelving, an arched multi-pane window and another set of French doors to the terrace.

The traditional country style dual aspect kitchen and breakfast area includes a large informal dining area with a gravity fed oil fire, while the kitchen features a Stanley range cooker providing central heating and hot water as well as cooking facilities. There are charming wooden units with tiled worktops housing various appliances including an induction hob and oven and French doors leading to the spacious and very useful conservatory with terracotta floor tiles.

This incorporates French doors to terraces, a wall of windows and fitted cupboards overlooking a terrace, a rockery and a greenhouse as well as swathes of lawn leading to an impressive treeline and a large flat lawn that was previously a manege, is currently used as an excellent croquet lawn but could always be returned to its prior use. Off the conservatory there is a utility room, a large pantry and a cloakroom with a fascinating basin and additional access from the hall.

Upstairs the large galleried landing has enough space for an office area and excellent views to the sea. There is a family bathroom with a bath and separate double shower as well as three double bedrooms including one with fitted cupboards and the delightful dual aspect principal suite with a bay window and lovely views. This also features an ensuite bathroom and a fitted dressing area with mirrored cupboards.

Outside there is something for everyone. If you are into horses there are paddocks, two stables and a tack room. If you love nature there are wonderful plantings, shrubs and trees as well as a large wildlife pond and a plethora of birds and animals that visit at all times of the year. If you enjoy relaxing in the sunshine and outdoor entertaining there are numerous terraces and patio areas so you can follow the sun all day and if you love swimming there is the indoor lap swimming pool as well as an outdoor pond that was originally built as a pool.

In addition to the double garage there is a useful workshop while the barn includes photovoltaic panels and is large enough to accommodate a vast games and snooker room, a bar and gym, creating a superb party space.















# Seller Insight

“ We moved into Argrove House in 1997 after a long search for a comfortable house in the country with secluded grounds and good rural views, where we could keep dogs and horses, have a lap swimming pool and plenty of space for entertaining. For work purposes we also needed quick driving access to Canterbury and the Channel Tunnel. In Argrove we found it all.

We also found a different lifestyle. We have views of the grounds and the wildlife from every window on the property. As the house sits on elevated south-facing land we not only see beautiful sunsets and sunrises but big skies over the sea, and on good winter days sunlight streams into the house for an amazing 'greenhouse effect' which together with our open fires and wood burning stoves fuelled by wood from our own trees, helps to keep it cosy. World War 1 and 2 planes have flown directly above us at the time of the Folkstone air show and in association with the Battle of Britain Museum. Previous owners who have made return visits have commented that it was a happy house; we could not agree more.

The surrounding country lanes and paths have plenty of places to enjoy wonderful walks with dogs and rides on horses. The evocative Battle of Britain Museum is a short walk to the end of the lane; beside it is a very convenient Hawkinge Vehicle Services. An equally short drive into Hawkinge takes you to a petrol station, a post office, a dentist, a surgery, two pharmacies, a veterinarian, a florist, a hairdresser, a barber, pubs and eateries, a Tesco Express and a large Lidl's supermarket. Here, too, are the Village Hall, the Hawkinge Community Centre, and two primary schools.

Folkestone is close by with its Creative Quarter and The Harbour Arms. The iconic cathedral city of Canterbury, with its university and colleges, Marlowe and Gulbenkian theatres, is half an hour away by car. So is most of East Kent, so the shops, restaurants, garden centres, schools, hospitals and other amenities of Ashford, Dover and Hythe can be added to those of Folkestone and Canterbury.

You can easily pop across to France from Folkestone by Eurotunnel or from Dover by ferry, while the fast train from Folkestone takes less than an hour to St. Pancras. The M20 connects to motorways serving the London International airports

In short, Argrove House adds urban convenience to rural tranquillity, and we will be truly sorry to leave it.\*

\* 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 Information

By Road:	
Folkestone central station	3.7 miles
Channel Tunnel	6.1 miles
Ashford International	15.2 miles
Dover Docks	9.9 miles
Canterbury	14.5 miles
Gatwick Airport	74.2 miles
Charing Cross	73.7 miles
By Train from Folkestone Central	
High-Speed St. Pancras	53 mins
Charing Cross	1hr 31 mins
Victoria	1hr 19 mins
Ashford International	15 mins

#### Leisure Clubs & Facilities

Hawkinge Community Centre	01303 902775
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  
New Lyminge Surgery  
William Harvey Hospital  
Royal Victoria Hospital

#### Education

Primary Schools:	
Hawkinge Primary	01303 893892
Churchill Primary	01303 893892
Dover College Junior	01304 205969
Ashford School (Prep)	01233 625171
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
Dover Girls Grammar	01304 242400
Dover Boys Grammar	01304 206117
Dover College	01304 205969
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000
Ashford School	01233 625171

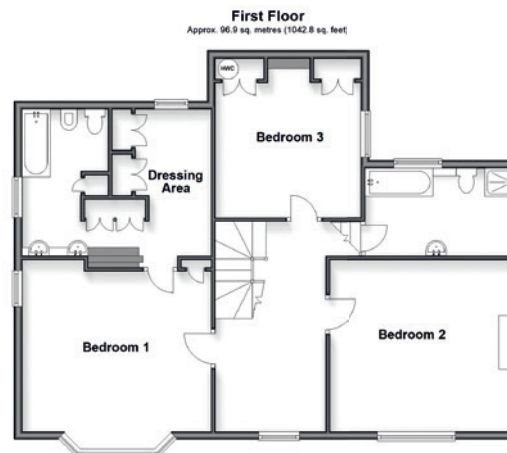
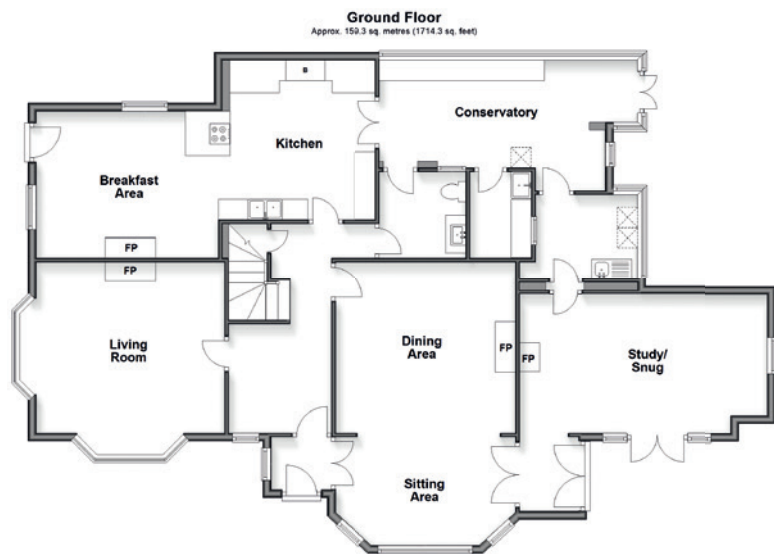
#### Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
White Horse pub	01303 980652
Black Horse Inn	01303 470773
Mayfly	01303 894689
Cat and Custard Pot	01303 892205
Hotel Imperial	01303 267441

#### Local Attractions / Landmarks

Hawkinge Battle of Britain Museum
Caesar's Camp
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral
Hythe Miniature Railway
The Leas
Folkestone Creative Quarter





## GROUND FLOOR

Lobby	17'1 x 8'11 (5.21m x 2.72m)
Hall	15'4 x 14'0 (4.68m x 4.27m)
Living Room	14'7 x 13'11 (4.45m x 4.24m)
Dining Room	14'8 x 8'9 (4.47m x 2.67m)
Sitting Area	20'2 x 11'3 (6.15m x 3.43m)
Study/Snug	7'1 x 6'11 (2.16m x 2.11m)
Cloakroom	27'7 x 11'10 (8.41m x 3.61m)
Kitchen/Breakfast Room	21'6 x 8'9 (6.56m x 2.67m)
Conservatory	6'11 x 4'11 (2.11m x 1.50m)
Pantry	8'7 x 6'10 (2.62m x 2.08m)
Utility Room	

## SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	15'4 x 12'11 (4.68m x 3.94m)
Dressing Area/En Suite	14'10 x 12'0 (4.52m x 3.66m)
Bedroom 2	14'7 x 13'11 (4.45m x 4.24m)
Bedroom 3	12'1 x 11'10 (3.69m x 3.61m)
Bathroom	12'1 x 6'11 (3.69m x 2.11m)

## OUTSIDE

Driveway  
Front Garden  
Greenhouse  
Pond  
Rear Garden  
Paddock

## OUTBUILDING 1

Barn  
Swimming Pool

## OUTBUILDING 2

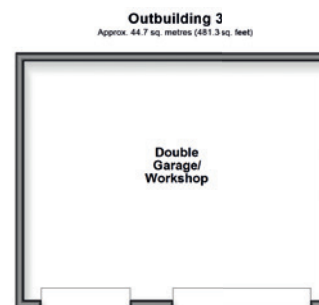
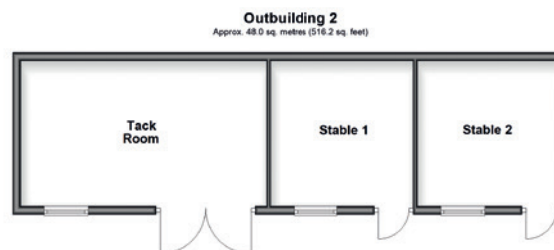
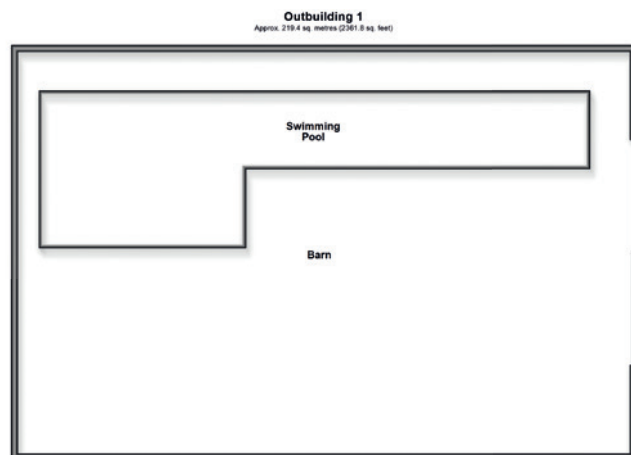
Stables x2  
Tack Room

## OUTBUILDING 3

Double Garage/Workshop



Council Tax Band: F  
Tenure: Freehold





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