



Cloverdale, School Road
Acrise, Folkestone, CT18 8LR
Guide Price £575,000

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Cloverdale

Extended and Immaculate Family Size Home Offering Surprising Accommodation and Fabulous Landscaped Gardens with Idyllic Views Over Horse Fields

Situation

This charming bungalow is set in the peaceful rural hamlet of Acrise, surrounded by open countryside with stunning far-reaching views. The location offers direct access to beautiful walks and bridle paths, ideal for those seeking a quiet lifestyle close to nature. Essential amenities can be found nearby in Densole (1.5 miles), which includes a Post Office/store, pub, and riding stables. The larger village of Hawkinge (3 miles) provides a wider range of services including schools, doctors and dental surgeries, supermarket, Tesco Express, and community facilities. Folkestone is just 6 miles to the south and offers high-speed rail links to London St Pancras in under an hour, as well as a full range of shops, leisure, and schooling options. Canterbury, with its historic cathedral, university, and vibrant city centre, lies approximately 13 miles to the north. Both are accessible by regular local bus services and by road via the M20 and A2. Acrise also has historical significance, with St Martin's Church, dating back to the 12th century, and the nearby Acrise Place, a 17th-century manor house.

The Property

This exceptional bungalow has been completely updated and improved throughout, now offering generous family-sized accommodation finished to a high standard in opulent surroundings. From the outside, this home presents as a traditional village bungalow, but on entering, it quickly becomes apparent that it is anything but ordinary. An enclosed entrance porch opens into a welcoming hallway, from which four well-proportioned double bedrooms can be accessed, along with a stylish bath/shower room. The current owners use Bedroom 4—located opposite the kitchen—as a formal dining room, demonstrating the versatility of the space. The beautifully appointed and extensive kitchen leads to a rear hallway, which provides access to a large utility room, a further shower room, and the outstanding sitting/dining room. This impressive space stretches across the rear of the property, with large windows framing views over the immaculate, landscaped gardens and the open paddocks beyond. This truly is a home that must be seen to be fully appreciated—surprising in both size and quality throughout.

Outside

Outside, the gardens are as immaculate and impressive as the home itself. Great care and thoughtful design have been applied to every corner, and it's immediately clear that the current owners take immense pride in both their home and their exceptional outdoor space. Adjacent to the property is a wide and spacious sun terrace, perfect for entertaining or relaxing. A further extensive paved patio spans the full width of the garden and extends up its centre, creating a striking and practical layout. Toward the end of the garden, a raised decked area provides a peaceful seating spot—an ideal place to enjoy the tranquil outlook and watch the horses grazing in the paddocks beyond. The garden also includes areas dedicated to fruit trees and attractively fenced sections for growing produce, along with several sheds, a greenhouse, and large areas laid to neat, well-maintained lawn. This outdoor space is not only beautifully presented but also thoughtfully structured to offer a blend of relaxation, productivity, and enjoyment throughout the seasons. To the front of the property is a sheltered and attractive garden, beautifully planted with a vibrant array of flowers, shrubs, and mature plants, creating a welcoming and colourful approach. To the side, a driveway with car port provides practical off-road parking.

Services

It is understood all mains services are connected. Gas central heating.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

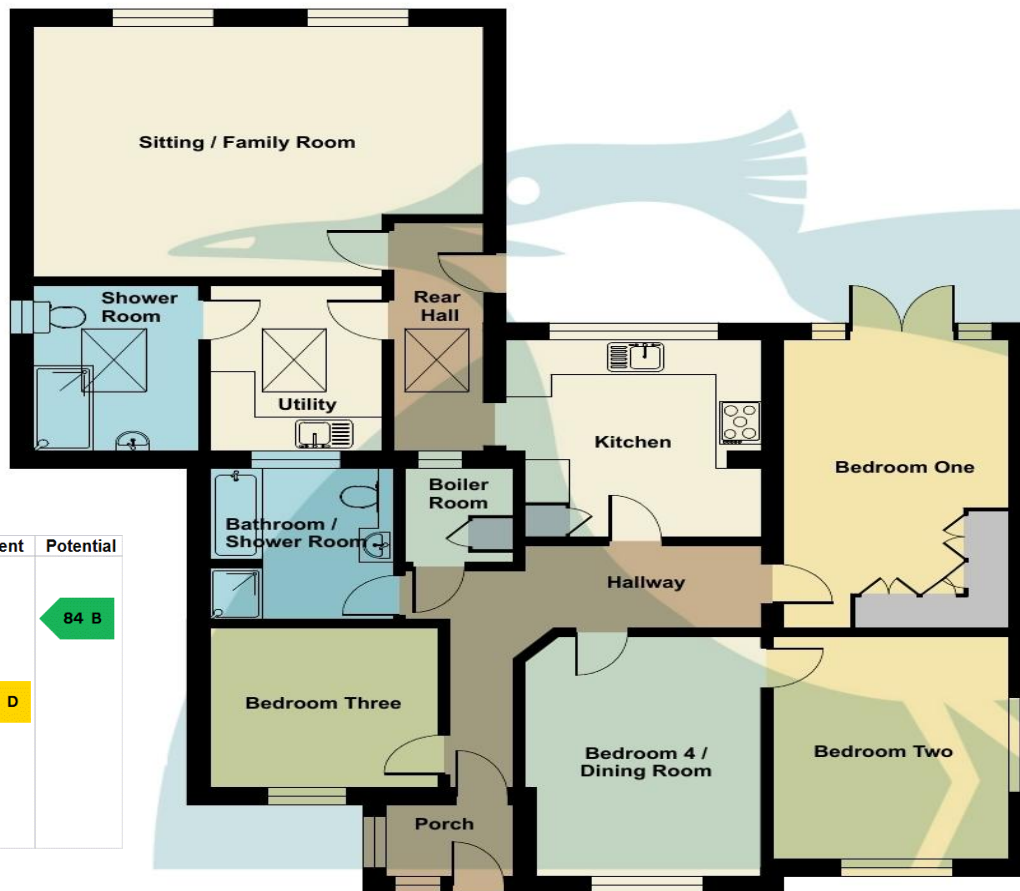
Freehold

Current Council Tax Band: D

EPC Rating: D



To view this property call Colebrook Sturrock on **01303 892000**



GROUND FLOOR
Approx. 1479 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Porch

Hallway

Kitchen

12' 2" x 11' 1" (3.71m x 3.38m)

Sitting/Family Room

19' 4" x 14' 5" (5.89m x 4.39m)

Bedroom One

16' 10" x 9' 11" (5.13m x 3.02m)

Bedroom Two

12' 11" x 10' 7" (3.93m x 3.22m)

Bedroom Three

10' 2" x 9' 3" (3.10m x 2.82m)

Bedroom Four/Dining Room

13' 8" x 10' 7" (4.16m x 3.22m)

Bath/Shower Room

8' 10" x 8' 2" (2.69m x 2.49m)

Utility Room

9' 8" x 7' 5" (2.94m x 2.26m)

Shower Room

9' 9" x 7' 7" (2.97m x 2.31m)

Boiler Room

5' 7" x 4' 11" (1.70m x 1.50m)

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1341571

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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