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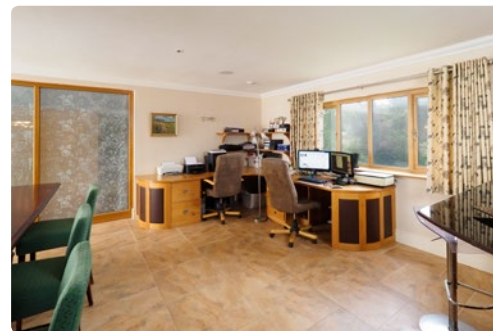
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Karelia, Cuckoo Lane, Postling, Hythe, CT21 4ET

7 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



Karelia, Cuckoo Lane, Postling, Hythe, CT21 4ET

- Exceptional Contemporary Detached Residence
- Offering Over 5000 Sq.Ft Of Spacious Accommodation
- Multiple Receptions & Seven Bedrooms
- Wellbeing Area With Pool & Gym
- Set within 1.5 Acres Of Landscaped Grounds
- Equestrian Facilities Including Paddocks & Stables
- Desirable Rural Location With Stunning Views
- Exceptionally Energy Efficient Throughout

SITUATION:

Postling is a peaceful and picturesque village surrounded by the rolling countryside of the Kent Downs, just inland from the coast and within easy reach of Hythe and Folkestone. The village offers a wonderfully rural setting with open countryside and excellent walking routes, whilst remaining well connected to the coast, nearby towns and London.

The nearby market town of Hythe provides a good range of everyday amenities including independent shops, cafés, restaurants, pubs and local services, together with the Royal Military Canal and attractive coastline. Folkestone offers a broader choice, with its regenerated harbour, seafront and increasingly popular Creative Quarter. The town has a particularly vibrant and arty feel, with independent boutiques, galleries, studios, cafés, bars and restaurants, together with the ever-popular Harbour Arm. Coastal Sandgate is equally appealing, offering a relaxed village atmosphere with independent shops, cafés,

restaurants and bars, alongside the beach and promenade. Its position between Folkestone and Hythe makes it particularly desirable for those wanting easy access to the coast. The area offers a good choice of primary, secondary, grammar and independent schools across Folkestone, Hythe and the surrounding villages, making it an attractive location for families.

Folkestone Central provides regular high-speed services to London St Pancras, with journey times of just over 50 minutes, while the M20 provides excellent road connections towards Ashford, Canterbury, the M25 and London. The Channel Tunnel is also close by, providing fast connections to mainland Europe.

With its combination of countryside, coast, excellent transport links and the increasingly creative and fashionable atmosphere of Folkestone and Sandgate, Postling offers a particularly appealing lifestyle within easy reach of London.



DESCRIPTION:

A truly exceptional and highly individual contemporary family home, Karelia was designed and created by the current owners in 2008 as a modern, eco-responsible residence, thoughtfully conceived to make the most of its enviable position on the edge of the picturesque village of Postling.

Offering an impressive 5000 sq.ft of accommodation, the house enjoys far-reaching countryside views in every direction and sits within approximately two acres, including around 1.5 acres of paddocks and equestrian facilities.

From the moment you arrive, the scale and individuality of this remarkable home are immediately apparent. A striking double-height entrance hall, with glazed elevations and exposed timber beams, creates an impressive introduction, with both stairs and a lift providing access to the galleried first-floor landing.



The ground floor has been designed around modern family living, with a fantastic series of interconnected spaces including a substantial living and dining room, bespoke kitchen/breakfast room, cinema/sitting room, office/family room and impressive pool and leisure room.

The bespoke handmade 'Thoroughly Wood' kitchen forms the heart of the home, whilst the generous living and dining room features an inset fireplace and extensive glazing overlooking the surrounding grounds.

The cinema room is fitted with a bespoke wall unit, while the impressive office/family room is a wonderfully versatile space, currently incorporating fitted desking, a bar and a full-size snooker table with a bespoke wooden overlay which transforms it into a dining table. Bi-fold doors open directly onto the enclosed garden, creating an excellent space for entertaining.

Perhaps one of the most unusual features is the dedicated pool and leisure room, complete with a 7m x 3m swimming pool, currently covered but easily reinstated, together with a jacuzzi and shower area. There is also ample space for gym and fitness equipment, creating an enviable leisure facility within the home itself.

Arranged over the first and second floors are seven bedrooms, providing exceptional flexibility for a large family, guests or those requiring generous home-working space. The principal bedroom enjoys a Juliet balcony and access to a sun deck/terrace, together with its own en suite shower room. A further four bedrooms are found on the first floor, served by two en suites and the main family bathroom, with two further bedrooms occupying the second floor.





OUTSIDE:

Karelia occupies a 1.5 acre plot which has landscaped frontage and is approached via a substantial driveway providing ample parking and access to the large double integral garage.

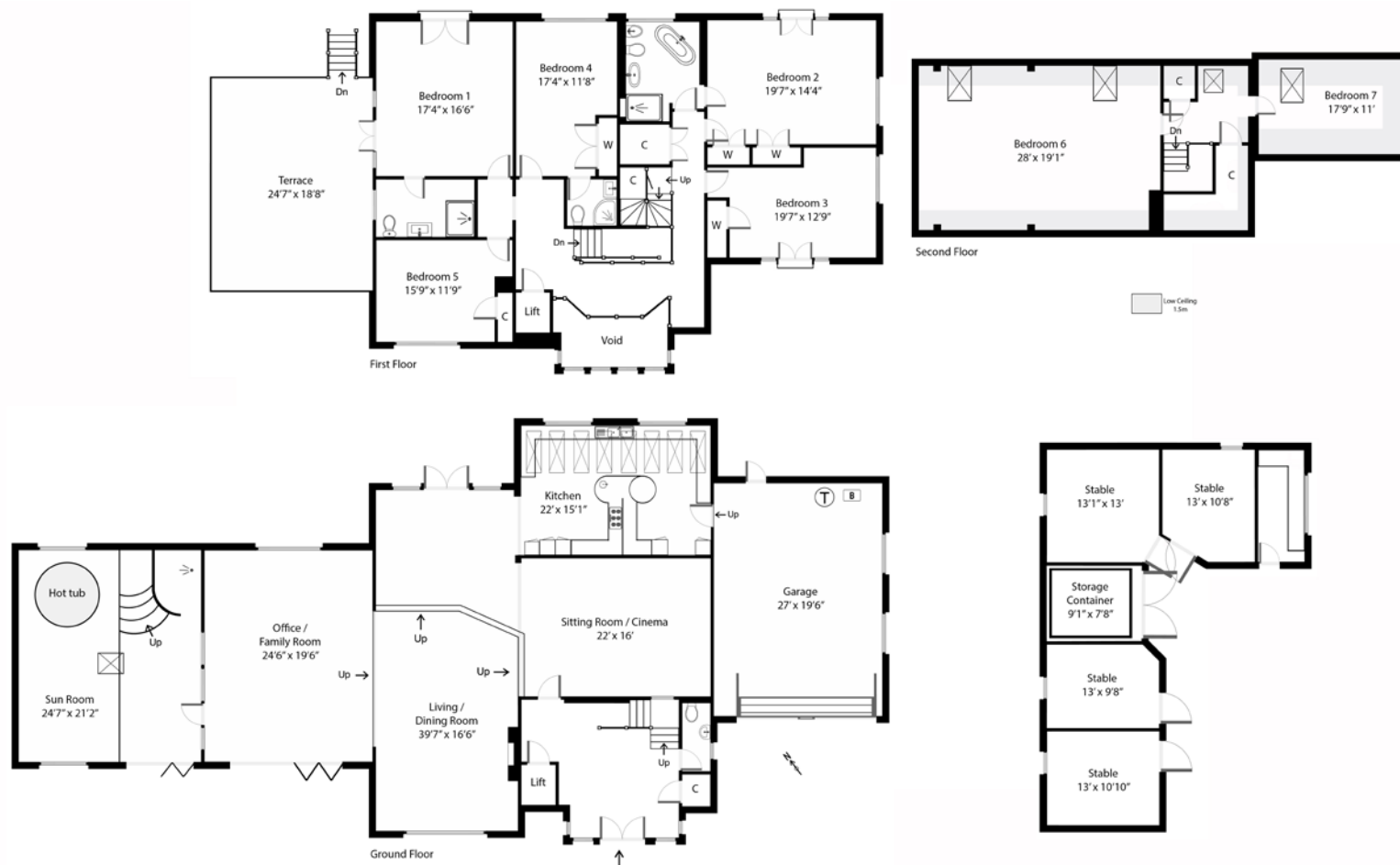
The gardens wrap around the property and have been thoughtfully created to provide a series of individual spaces, from formal planting and mature hedging to more secluded areas designed for relaxation and entertaining. To the village side is a beautiful 'secret garden', enclosed by mature ragstone walling and planted with established trees and shrubs, including a magnificent weeping Acer. A Japanese-inspired theme creates a wonderfully peaceful setting, with espalier fruit trees, a sheltered hexagonal summer house, raised patio and pond.

To the rear, the gardens become more natural in character, with a wildlife pond fed by a winter chalk stream, established borders, winding pathways and a number of impressive ornamental trees. A substantial greenhouse and productive vegetable garden provide an opportunity for those wishing to embrace a more self-sufficient lifestyle, with established fruit trees, soft fruit and vegetable beds.

Beyond the formal gardens are the paddocks and equestrian facilities, extending to approximately 1.5 acres and bordered by mature native hedgerows which provide an important habitat for abundant birdlife. There is also an orchard with productive apple and plum trees, together with a substantial stable block incorporating three stables, feed and tack room, storage and workshop facilities. A working borehole provides an independent water supply for the gardens and other uses, further complementing the property's eco-conscious design.







TOTAL FLOOR AREA: 5148 sq. ft (478 sq. m)



EPC RATING
B



COUNCIL TAX BAND
H



GENERAL INFORMATION
Air Source Heat Pump & Electric Only

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