



Brownswood  
Gibraltar Lane | Hawkinge | Folkestone | Kent | CT18 7AE

 FINE & COUNTRY



# Step inside

## Brownswood

Brownswood presents an exceptional opportunity to acquire a substantial home originally dating from circa 1890. It has been thoughtfully extended and modernised and is set within 5.49 acres of private grounds. Held within the same ownership for over 60 years, the property combines scale, privacy, and far-reaching views across open countryside and the English Channel towards France.

The property offers generous and well-balanced accommodation. A spacious and welcoming reception hall with herringbone flooring leads to a series of well-proportioned living spaces including four large reception rooms. The main sitting room, also with herringbone flooring has a bay window and log burner and it is adjacent to a separate dining room, also with bay window and garden views, and a family room with access to the garden via French doors. The spacious lounge-diner, with solid oak flooring, is positioned to take full advantage of the surrounding views with dual-aspect window and French doors. There is a further dedicated office, which is accessible from the family room or reception hall.

The superb dual-aspect kitchen has vast picture windows which take advantage of views over the countryside and to the sea. It is fitted with contemporary, clean-lined units with granite worktops and integrated appliances, including a ceramic hob, double oven, dishwasher and full height larder fridge. Adjacent to the kitchen is a utility room and cloakroom. A door leads directly from the kitchen to the large driveway and gardens.

Upstairs, a galleried landing is framed by a large picture window capturing panoramic views across the countryside and coastline of Folkestone Bay and as far as France on a clear day. There is a shower room as well as a generous, luxury, family bathroom which offers a full bathroom suite as well as a double sized airing cupboard. There are five sizeable double bedrooms which all enjoy garden and/or sea views; several are large enough to potentially incorporate ensuite facilities. The principal bedroom benefits from a generous walk-in wardrobe.

Outside, the sweeping wraparound lawn is interspersed with mature trees and bordered by high hedging, which encircles the house offering an established boundary and providing privacy. In addition to the lawns, there is a large terrace and an outdoor seating area for barbecues.

Further down the drive there is a range of substantial outbuildings including a large workshop, tractor barn and additional garages/storage sheds which offer considerable flexibility for a variety of uses that significantly enhance the property's versatility. There is a second, large lawned area bordered by a row of alders and surrounded on two sides by about four acres of pasture. It has direct access to a bridle path making the setting particularly well suited to equestrian use with plenty of space to create stables and a manège. The large grounds offer the opportunity to create a smallholding with a variety of animals or another commercial enterprise such as a holiday park, caravan site or dog kennels. There could also be the possibility of building considerable residential and/or commercial accommodation, subject to the necessary planning applications being approved.

Overall, the property presents a rare combination of a substantial home, extensive grounds and adaptable outbuildings in a highly attractive rural setting with sea views.









# Seller Insight

“ Five generations of our family have lived here and it has been a very special home for the past 60 years. During that time we have run various business activities including a pig farm for nearly 20 years. We thought we would never move, but we now feel it is time to downsize and move nearer our family and allow new owners to take advantage of all the potential this property has to offer.

*It is very quiet and peaceful and we are lucky to be able to enjoy beautiful uninterrupted views over both countryside and sea. At 500 ft above sea level, we look across to France on a clear day and see the lights twinkling there at night.*

*We are spoilt for space at Brownswood, having large rooms throughout the property, which over the years, as our family has grown, have been used in a variety of ways suiting both family and business needs at the time. Having so much social space, particularly the three rooms which open together into one space, has allowed us to hold large gatherings for family and friends. In summertime we usually hold an outdoor party/BBQ on the lower lawn with a marquee.*

*As a family we enjoy walking and have direct access from our paddock onto the bridle path which joins the North Downs Way, taking you Eastwards over the hills, following the coastline through Capel-le-Ferne and Samphire Hoe to Dover. Or going Westwards you can walk onto the Pilgrims Way and Saxon Shore Way taking you through countryside and many pretty villages. There are numerous country paths to choose from, many with country pubs to visit along the way. Similarly, there are many routes to cycle both through open countryside and the forests and woodlands nearby.*

*If choosing a walk by the sea, we are just a 7 minute drive to Folkestone's East Cliff which takes us down to the Sunny Sands beach, the Folkestone Harbour Arm and the Creative Quarter. There are plenty of restaurants and cafes to choose from or you may choose to walk along the promenade to the Lower Leas Coastal Park, Sandgate and onto Hythe.*

*Brownswood is positioned on the Southernmost edge of the village of Hawkinge. We have seen the village of Hawkinge change over the many years that we have been here, but only for the better. Hawkinge is now served by a good selection of shops, three pubs, doctors, primary schools, sports facilities and an excellent community centre hosting many activities for all ages.*

*Travel wise, we are well positioned with easy access to the M20 for Dover, Ashford and London and the A260 for Canterbury. Folkestone West Station is 10 minutes away where you can reach London St Pancras in under one hour on the highspeed rail service. The Channel Tunnel terminal is just 15 minutes away.”\**

\* 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 West Station	2.8 miles
Channel Tunnel	4.6 miles
Dover Docks	10.6 miles
Canterbury	14.5 miles
Gatwick Airport	72.6 miles
Charing Cross	75.6 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International	14 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

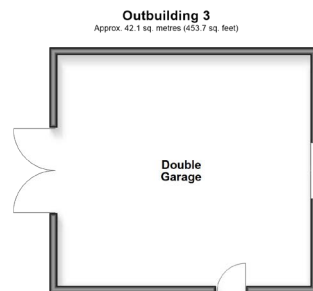
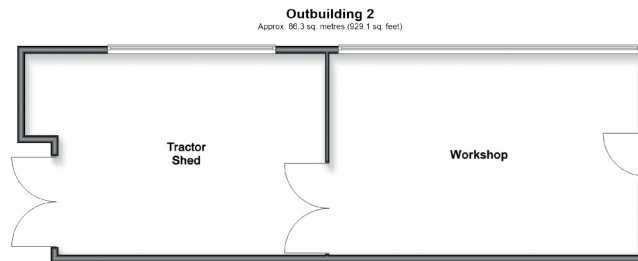
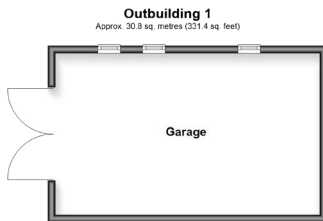
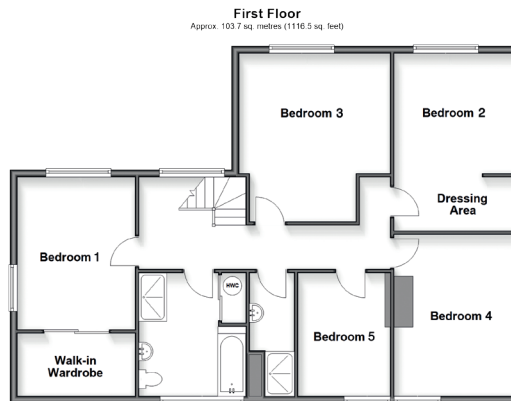
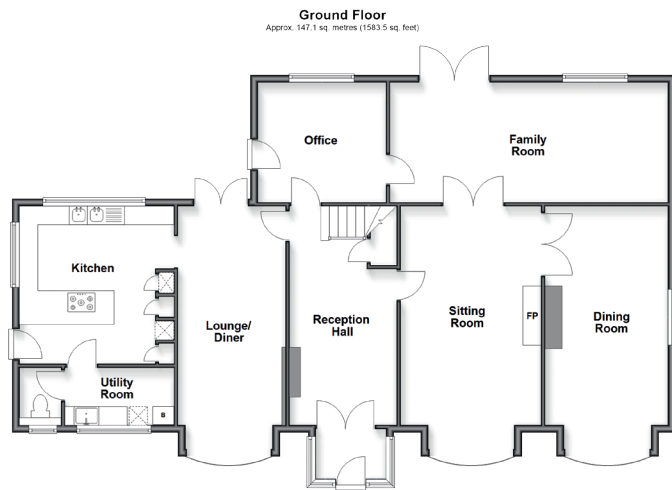
Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Military School	01304 245024

### 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
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral
Hythe Miniature Railway
The Leas
Folkestone Creative Quarter



**GROUND FLOOR**

Porch	
Reception Hall	19'3 (5.87m) narrowing to 13'8 (4.17m) x 9'4 (2.85m)
Sitting Room	23'1 x 12'4 (7.04m x 3.76m)
Dining Room	23'0 x 10'9 (7.02m x 3.28m)
Family Room	24'2 x 10'5 (7.37m x 3.18m)
Office	11'3 x 10'6 (3.43m x 3.20m)
Lounge/Diner	23'0 x 9'6 (7.02m x 2.90m)
Kitchen	13'9 x 13'7 (4.19m x 4.14m)
Utility Room	9'6 x 5'11 (2.90m x 1.80m)
Cloakroom	

**FIRST FLOOR**

Landing	
Bedroom 4	14'2 x 11'1 (4.32m x 3.38m)
Bedroom 2	11'2 x 10'6 (3.41m x 3.20m)
Dressing Area	11'3 x 4'7 (3.43m x 1.40m)
Bedroom 5	10'9 (3.28m) x 8'2 (2.49m) narrowing to 7'7 (2.31m)
Bedroom 3	15'3 (4.65m) x 12'6 (3.81m) narrowing to 9'2 (2.80m)
Shower Room	
Bedroom 1	13'5 x 10'4 (4.09m x 3.15m)
Walk In Wardrobe	
Bath/Shower Room	11'0 x 8'6 (3.36m x 2.59m)

**OUTBUILDING 1**

Garage	23'3 x 11'3 (7.09m x 3.43m)
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**OUTBUILDING 2**

Tractor Shed	23'6 x 17'7 (7.17m x 5.36m)
Workshop	27'4 x 17'2 (8.34m x 5.24m)

**OUTBUILDING 3**

Double Garage	22'3 x 20'3 (6.79m x 6.18m)
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**OUTSIDE**

- Wraparound Garden
- Driveway
- Large Paddock
- Summer Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G  
Tenure: Freehold



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 © 2026 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: 05.05.2026



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

