

Coombe Farm, Etchinghill - CT18 8BP
Guide Price £1,195,000

Approximate Gross Internal Area (Excluding Balcony) = 335 sq m / 3606 sq ft
 Garage, Shed and Gym = 158 sq m / 1710 sq ft
 Annex over Garage = 40 sq m / 434 sq ft

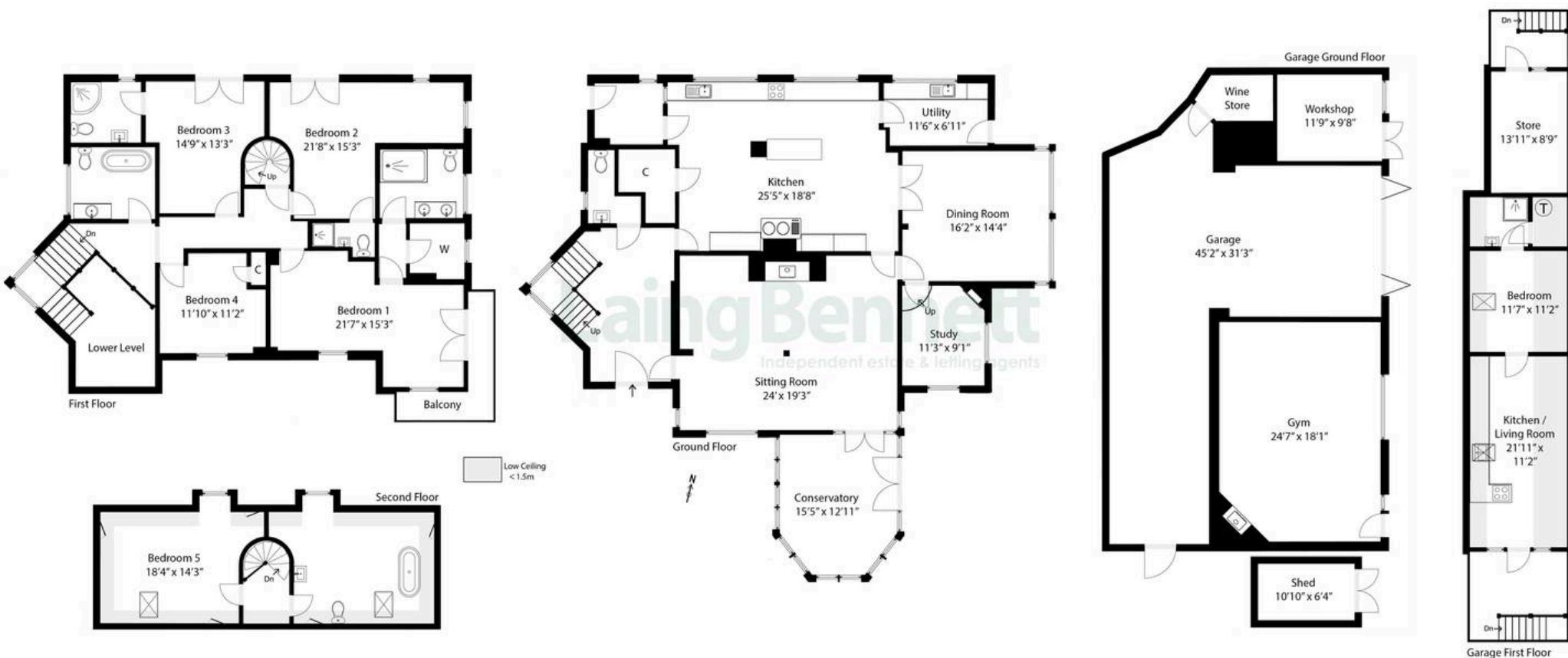


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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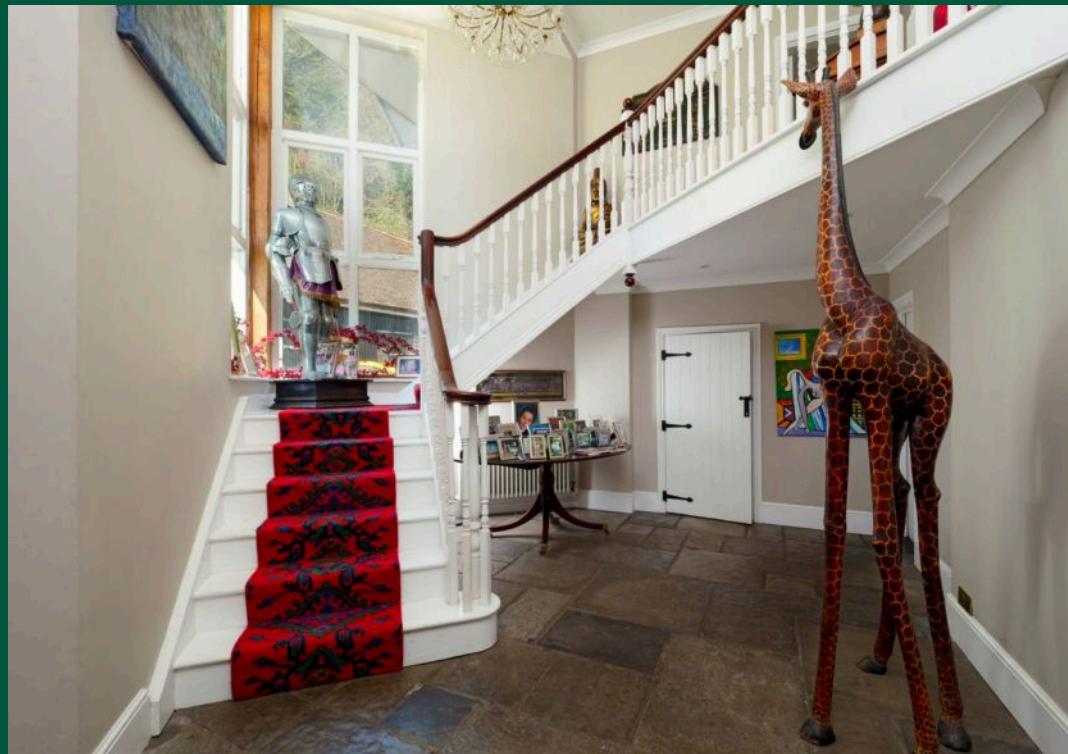


Coombe Farm

Etchinghill, Folkestone

Nestled in the heart of the Kentish countryside on the edge of the North Downs and the village of Etchinghill, Coombe Farm is a modernised five-bedroom detached farmhouse offering a rare blend of rural charm, contemporary living, and panoramic views stretching across open countryside to the English Channel in the distance. Set within approximately 3.3 acres of garden, paddocks and grounds, this exceptional property presents a unique opportunity to embrace an idyllic lifestyle with space and tranquillity. The accommodation spans three floors and extends to over 335 sq m, thoughtfully designed for modern family life. On the ground floor, a stunning double height reception hall. Open-plan kitchen/breakfast room forms the heart of the home with impressive proportions and a sleek, contemporary finish. The adjoining dining room provides space for entertaining. There is a utility room, walk in pantry and rear porch. A large sitting room with a central fireplace opens into a bright conservatory, ideal for year-round enjoyment of the garden and views. There's also a separate study and cloakroom. Upstairs, the first floor features four generous bedrooms, including a magnificent main bedroom suite with a private balcony showcasing elevated views of the Channel, walking dressing room and en suite. This level also includes a family bathroom and en suite to bedroom two. A fifth bedroom and bathroom occupy the second floor, offering the perfect guest suite or teenager's retreat. In addition to the main house, Coombe Farm boasts a substantial garage complex with wine store, workshop, gym, and a one-bedroom annexe above – perfect for multigenerational living, home office or rental income. There is granted planning permission for conversion to a residential dwelling. The grounds are a true highlight, 1.7 acre separate paddock, lawned front and rear gardens and an abundance of outdoor storage. Swimming pool with hot tub and a separate garden room. The property is approached via a long gravel driveway with parking for several vehicles. The property is surrounded by mature trees and shrubs, providing privacy and shade. The main house is a two-story building with a steeply pitched roof, dark wooden cladding, and a balcony. The garage complex is a single-story building with a lower annexe above. The property is set in a rural location with a hillside in the background. The overall impression is one of a spacious and well-appointed property in a peaceful setting.











Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393 • info@laingbennett.co.uk • www.laingbennett.co.uk/

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