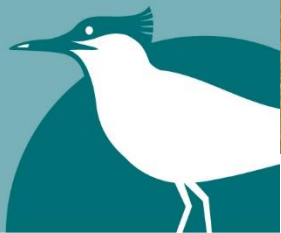




Hungar Down
Arpinge, Folkestone, CT18 8BQ
£995,000

colebrooksturrock.com





Hungar Down

A substantial single storey home in an exceptional elevated setting with panoramic views over St Mary's Bay towards Dungeness with an impressive equestrian amenity including approx. 7 acres, with stables, barn and sand school.

Situation

Hungar Down occupies a dramatic elevated setting on the escarpment above Peene village with extensive sea views over the Channel Tunnel terminal, embracing the French coast to the Sussex borders. Set within the Kent Downs AONB the property's remote setting offers exceptional walking, riding and cycling on the extensive range of paths and bridleways nearby. There are excellent connections nearby with the M20, Channel Tunnel terminal within 5 minutes, and high-speed rail services all within easy reach. The port of Folkestone, combines with the nearby towns of Ashford and port of Dover to provide a comprehensive range of amenities.

The Property

An extended single storey home that offers versatile accommodation including the prospect of an integral annex. A more recent extension on the west side provides an additional spacious reception room and utility room & office, whilst bi-fold doors open from the 27ft long central sitting and dining area to a wide terrace which enjoys fine coast views over the stepped lawns on the southern side. This room wraps around to a kitchen and study with separate access to the stable complex.

The double aspect Hallway with electrically operated entrance door for wheelchair access and adjoining Boot room divides the living from the bedroom accommodation where there is a master bedroom suite with French doors to the patio, dressing room and ensuite shower room, with two further bedrooms plus gym/bedroom four, served by separate bath and shower room.

Outside

There is gated entrance leading to a spacious parking and turning area to the east side of the property, beside which stands an impressive modern barn/garage, offering c.900 ft² on 2 floors".

Terraced "infinity style lawns lie to the south and there is side access to a sheltered sand school. Beyond and to the rear of the bungalow are a range of 6 loose boxes, with separate feed room, hay barn, two tack rooms and further shed. An impressive two storey Dutch style barn. The grassland lies principally to the north and west of the property, divided into paddocks.

Services

Mains water and electricity, oil fired central heating, private drainage by septic tank.

Directions to the property: From Junction 12 of the M20 follow the old A20 in a westerly direction. After ½ mile turn right signed to Newington & Peene. Proceed through Newington and then on through Peene and the road then bears left up a steep hill. After some 250m turn left at a T-junction onto Cycle Route 17 and the entrance to Hungar Down will be seen on the left after c.400m.

Local Authority

Folkestone and Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: E

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.



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Approximate Area = 2206 sq ft / 204.9 sq m
 Outbuildings = 3639 sq ft / 338 sq m
 Total Approximate Area = 5845 sq ft / 542.9 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Entrance Hall 14'4 x 7'5 (4.36 x 2.27)
Sitting Room 21'7 x 13'6 (6.57 x 4.11)
Kitchen / Dining Room 26'11 x 21'2 (8.20 x 6.45)
Utility 8'2 x 7'7 (2.50 x 2.31)
Office 8'2 x 5'7 (2.49 x 1.70)
Master Bedroom 20'7 x 12'6 (6.27 x 3.80)
En Suite 8'6 x 7'9 (2.60 x 2.36)
Dressing Room 11'5 x 8'4 (3.49 x 2.53)
Bedroom Two 14'1 x 8'11 (4.28 x 2.72)
Bedroom Three 14'2 x 7'9 (4.32 x 2.36)
Bathroom 11'2 x 7'5 (3.41 x 2.25)
Gym 14'2 x 12'2 (4.33 x 3.71)
Boot Room 8'11 x 7'9 (2.73 x 2.35)
Barn 1 31'5 x 28'1 (9.57 x 8.57)
Barn 2 31'5 x 28'1 (9.57 x 8.57)
Barn 3 19'3 x 16'6 (5.86 x 5.04)
Stable 19' x 11'8 (5.78 x 3.55)
Stable 11'8 x 11'8 (3.56 x 3.56)
Stable 11'7 x 11'7 (3.53 x 3.52)
Stable 17' x 7'4 (5.18 x 2.24)
Stable 23'5 x 11'6 (7.15 x 3.51)
Stable 14'8 x 14'6 (4.46 x 4.42)
Tack Room 10'9 x 7'3 (3.27 x 2.22)
Hay Store 46'4 x 12'4 (14.13 x 3.76)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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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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