



The Coach House  
Acrise Mews | Acrise | Folkestone | Kent | CT18 8JZ



# Step inside

## The Coach House

This gorgeous Grade II Listed coach house was part of Acrise Place that had its origins in the days of Henry VIII, while the attendant St Martin's church was mentioned in the Domesday book. The whole complex was sensitively restored in the 1980s by a local developer, including all the ancillary mews buildings.

The coach house includes charming period features such as beams, dado rails and multi-pane windows and is approached down a long gravelled driveway leading to a parking area and the car port. In front of you is Acrise House and Acrise Place but bordering the drive are a variety of charming mews cottages with names like The Forge, The Clock House, The Stables and The Dairy as reminders of their original use. However it is under an impressive carriage archway that leads you through to the Coach House with its wraparound garden and pathway to the front door.

This opens into a spacious vestibule with a cloakroom and glazed double doors to the stunning double height central dining hall. Friends and family will absolutely love to sit down to a meal surrounded by a vast minstrels gallery landing and looking up at a fabulous ceiling rose with a brass chandelier or be able to wander out into the rear garden through the two sets of French doors.

There is a very useful dual aspect study/fourth bedroom that also has a King post style vertical beam and a plethora of fitted shelving with an adjacent fitted utility room providing space for a variety of appliances. This was historically used as a double bedroom with an ensuite shower room so this could always be re-instated if required. The good sized kitchen/breakfast room with terracotta floor tiles has plenty of wall cabinets and shaker style units with tiled worktops. These incorporate a gas hob and extractor, a double oven, fridge and dishwasher while there is still space for a table and chairs plus a huge vertical beam that continues to the next floor landing. On the other side of the dining room is the superb dual aspect sitting room large enough to easily house a grand piano and with a magnificent inglenook fireplace and log burner providing a delightful focal point and somewhere to cosy up to on a cold winter's evening.

It is not until you go upstairs that you can really appreciate the size of the minstrels gallery landing as there is sufficient space to have an office area with a couple of desks. It leads to the family bathroom and three partially vaulted double bedrooms. These include one with the continuation of the vertical beam from the study/bedroom 4 and the principal with Velux windows, fitted wardrobes and an ensuite shower.

The partly walled rear garden has been carefully designed and nurtured by the owner over many years and includes a pergola covered decked terrace, a York stone path and patio surrounded by beautiful shrubs and a lawned area as well as a central, circular flower bed with an impressive multi-stemmed silver birch tree as a focal point. There is a rear gate that leads to the car port and hard standing for a second car as well as to an additional lawned area that continues round to the front of the coach house.









# Seller Insight

“ We moved here in 1996 because we loved the environment and the individuality of the property and felt it would be a wonderful home for many years to come and so it proved to be with many happy memories of dinner parties, family celebrations and outdoor entertaining. Indeed I am only moving now as I want to live closer to my children and grandchildren.

It is very quiet and peaceful but not isolated as we have a friendly community among the other residents and it is lovely to be able to walk out of the house and wander around the communal gardens and the surrounding woodland. It is only a couple of miles to the main road between Canterbury and Folkestone and we are not far from the bustling village of Hawkinge or the picturesque village of Elham.

Hawkinge includes a variety of eateries, surgery, dentist and Lidl supermarket as well as the Hawkinge Community Centre on Hawkinge Green. This features a sports hall, a gym, two studios, a meeting room, coffee shop and bar. It offers a wide variety of activities for all age groups from toddler groups to roller disco and short mat bowls. There are stables in the village for anyone who enjoys riding as well as a cricket and social club, a football club, four pubs and the Battle of Britain Museum.

With regard to education, the village has two primary schools, including the Hawkinge Primary rated Outstanding by Ofsted while there are excellent grammar schools in Folkestone, Dover and Canterbury and first class independent schools in Canterbury, Ashford and Dover.

Elham also has a well-respected primary school as well as a village shop and the excellent Kings Arms gastropub that recently gained the accolade of being 'pub of the year' in Kent. There are cricket and football clubs and a village hall with tennis courts and various regular activities as well as access to a number of local golf courses including Etchinghill and Roundwood Hall.

Folkestone is close by with its shops, restaurants, the Creative Quarter and the Harbour Arms and you can easily pop across to France via Eurotunnel while the fast trains from Folkestone West station take less than an hour to St Pancras.

## Historical Note:

Acrise Place was originally built by the Hamon family in the 16th century and passed to the Papillon family in 1666 who continued to live there for numerous generations including father and son Philip and David Papillon who were both MPs for Dover. In 1850 it was sold to another MP, William McKinnon, who lived there until his death. It was used by the army during WWII and subsequently fell into disrepair but was purchased by the Folkestone Building Company in 1986 who renovated the property dividing into two dwellings - Acrise House and Acrise Place - as well as renovating the associated buildings including the Coach House.”\*

\* 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:	
Hawkinge	2.3 miles
Elham	2.1 miles
Folkestone West Station	6.5 miles
Channel Tunnel	5.1 miles
Dover Docks	13 miles
Canterbury	13.3 miles
Gatwick Airport	72.3 miles
Charing Cross	76.2 miles

By Train from Folkestone West	
High-Speed St. Pancras	51 mins
Charing Cross	1hr 29 mins
Victoria	1hr 17 mins
Ashford International	13 mins

### Leisure Clubs & Facilities

Hawkinge Community Centre	01303 840
Hawkinge Cricket Club	01303 893873
Hawkinge Football Club	07979693495
Etchinghill Golf Club	01303 862929
Roundwood Hall Golf Club	01303 862260
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
Elham Primary	01303 840325
Ashford School (Prep)	01233 625171

### Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
Dover Girls Grammar	01304 242400
Dover Boys Grammar	01304 206117
Dover College	01304 205969
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000
Ashford School	01233 625171

### 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
Kings Arms	01303 840242
Hotel Imperial	01303 267441

### Local Attractions / Landmarks

Hawkinge Battle of Britain Museum
Caesar's Camp
Port Lympne Animal Park
Dover and Deal castles
Secret War Tunnels
Canterbury Cathedral
Hythe Miniature Railway
The Leas
Folkestone Creative Quarter

### Ground Floor

Approx. 131.5 sq. metres (1415.2 sq. feet)



### First Floor

Approx. 110.0 sq. metres (1184.4 sq. feet)



### GROUND FLOOR

Vestibule	
Dining Hall	22'1 x 16'7 (6.74m x 5.06m)
Sitting Room	31'9 x 16'2 (9.68m x 4.93m)
Kitchen/Breakfast Room	18'2 x 10'8 (5.54m x 3.25m)
Study/Bedroom 4	13'2 x 10'9 (4.02m x 3.28m)
Utility Room	9'3 x 7'3 (2.82m x 2.21m)

### FIRST FLOOR

Office	16'1 x 9'2 (4.91m x 2.80m)
Bedroom 2	16'2 x 11'3 (4.93m x 3.43m)
Principal Bedroom	16'1 (4.91m) narrowing to 1'8 (0.51m) x 16'1 (4.91m)
En Suite Shower Room	
Family Bathroom	
Bedroom 3	14'5 x 10'2 (4.40m x 3.10m)

### OUTSIDE

Rear Garden  
Front Garden  
Car Port/Barn  
Parking Space

EPC Exempt  
Council Tax Band: G  
Tenure: Freehold

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