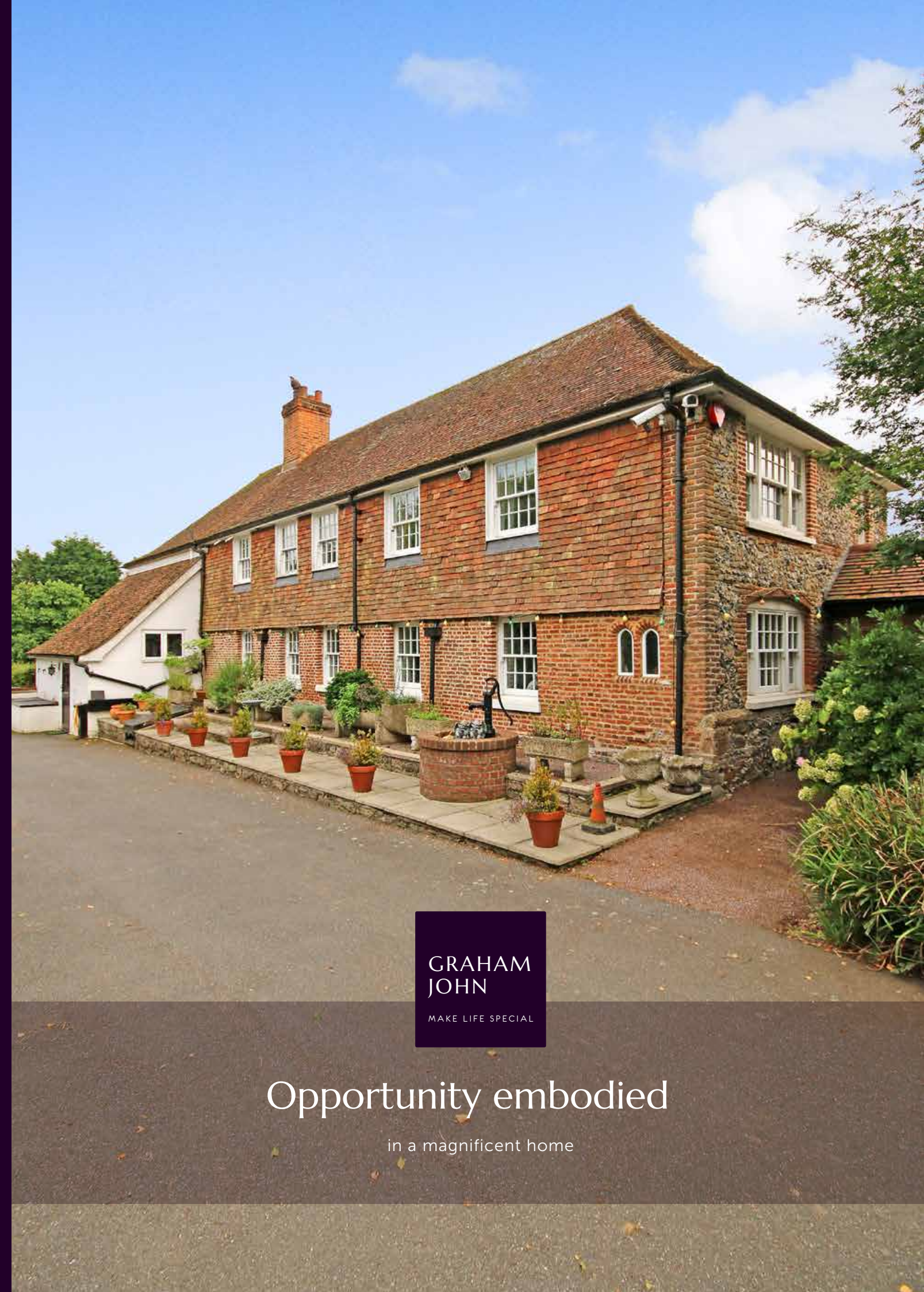


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GRAHAM
JOHN
MAKE LIFE SPECIAL

Opportunity embodied
in a magnificent home

A stunning country home

Amidst
beautiful
farmland

Already a home that pays its way, there is phenomenal opportunity here for the creative mind to develop.

When you begin to discuss the possibilities a home like this unlocks you begin an almost endless conversation. As a home it seems to have everything, stunning character beautifully blended with the comforts we love from modern living, large open rooms that allow life to flow and expand.

For those who love to entertain and to have fun then everything you need is here, games room, gym and indoor swimming pool complex with hot tub and changing rooms.

Outside there is acreage, outbuildings, stables and this is the perfect place from which to hop on a bicycle for a tour of beautiful countryside. The area is renowned for its hacking so those with an equestrian passion will be very happy here.

Just down the country lane in one direction is the coast and for those who look to commute both Folkestone Central and Dover Priory provide access to the High Speed service to St Pancras, fifty four minutes and one hour five respectively. Folkestone Central is around five miles distant, Dover Priory six.

Even when you know a home is going to impress you, it's still a wonderful feeling to turn up and have your breath taken away. Here the sensation begins as you drive through the countryside to your destination. Whichever direction you arrive from, you will have driven past glorious Kentish landscapes.

As you realise, during this drive, just how close Canterbury is, how easy it is to be on the seafront at Dover, Folkestone, Deal or Hythe and for those who love riding, how good the hacking is here, well this is somewhere that has probably already captured your heart and imagination.

Once you begin to look around the love affair is sealed. What really impresses us is how this home blends history and character with the things we all want in our modern lives. It is a home in which you can truly enjoy yourself. It is also somewhere that can pay for itself and the future potential is rather exciting to go beyond that.

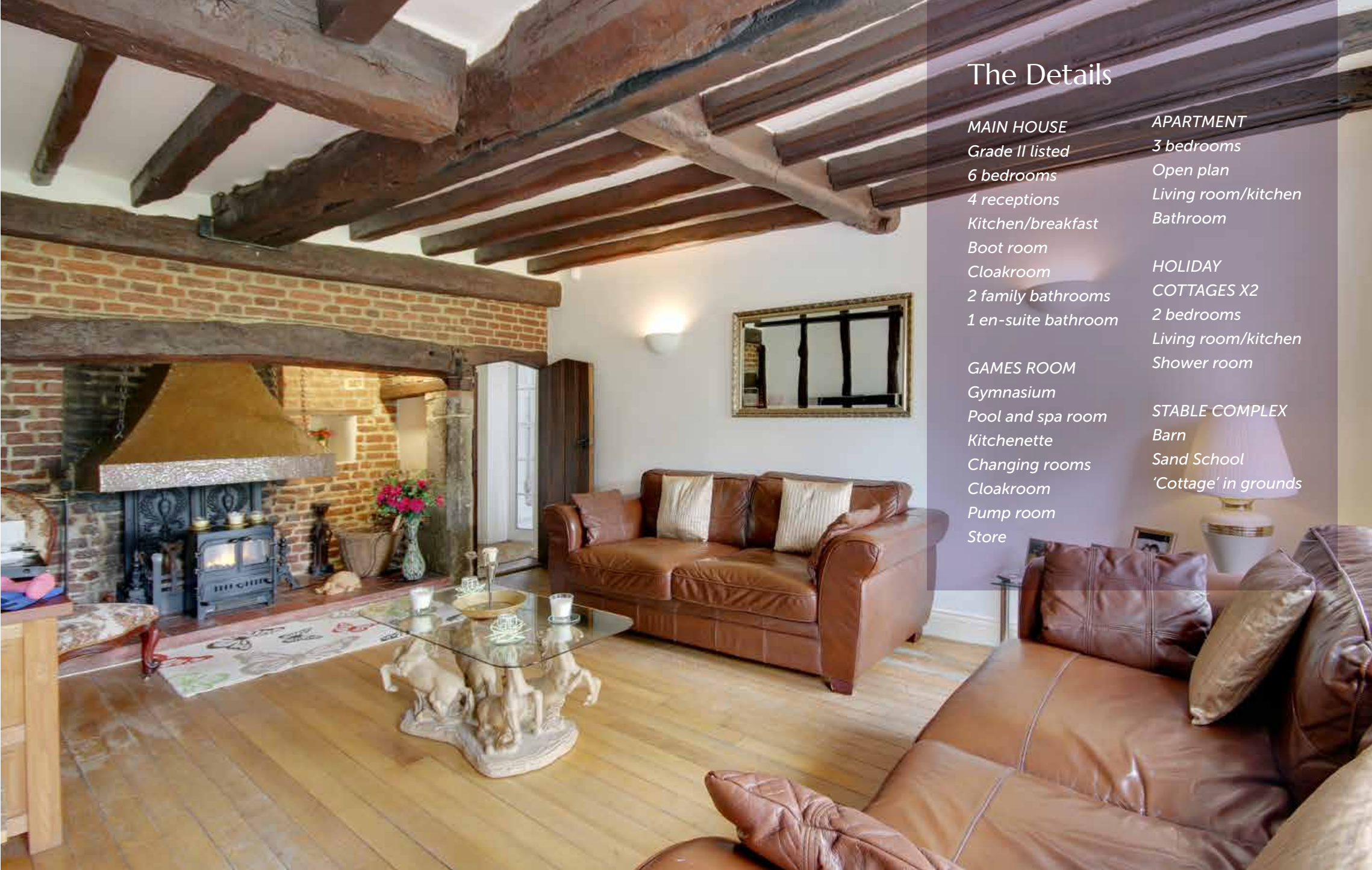


The Grade II listed home has reputed links back to the Knights of St John and, in this quiet rural spot, life feels as if time has passed by. Renowned for its sunsets and sunrises, this is a location where you can stand and believe the world is a quieter and simpler place.

Explore inside and you will find delightful fireplaces, brick and stonework, beams and doorways, all harkening back in time. Just around the corner are more expansive rooms, space to spread out with the family, a superb section leading through the games room to gym and swimming pool complex. Above this is a self-contained apartment, ideal for family, for staff or for letting out.

Two holiday cottages, Pips Lodge and Pixie Lodge are in demand continually we are told and with parking and their own garden space they make for a superb holiday destination. Let with use of the spa and gym facilities, it is easy to understand why a 'get away' to such an idyllic location is sought after.

Stables provide a thriving livery income and with almost six acres in total, including a menage and, as we've already mentioned, with super hacking locally, this is a property that provides so much opportunity. Speaking of which, our clients have considered adding a third holiday



The Details

MAIN HOUSE Grade II listed 6 bedrooms 4 receptions Kitchen/breakfast Boot room Cloakroom 2 family bathrooms 1 en-suite bathroom	APARTMENT 3 bedrooms Open plan Living room/kitchen Bathroom
GAMES ROOM Gymnasium Pool and spa room Kitchenette Changing rooms Cloakroom Pump room Store	HOLIDAY COTTAGES X2 2 bedrooms Living room/kitchen Shower room
	STABLE COMPLEX Barn Sand School 'Cottage' in grounds



The grand hallway





The perfect family space



Gorgeous Beams



Everywhere impresses



cottage, planning permission required of course and there is the choice of what to do with the 'cottage' in the grounds, a project with all sorts of possibilities.

We see this home suiting so many people. For a large family, perhaps multi-generational, this could be the dream setting. For anyone looking to run bed and breakfast, to continue the holiday let aspect or an entrepreneur planning themed holidays, writing retreats, art groups, cookery courses, almost anything you can imagine, here is a stunning place to begin.

Of course, it is a perfect place to move to if you just want to find some peace and quiet near the coast and still work in London.



A delightful landing

This home is available for viewing by appointment through Graham John Estate Agents.

01303 474101

Email: property@grahamjohn.com

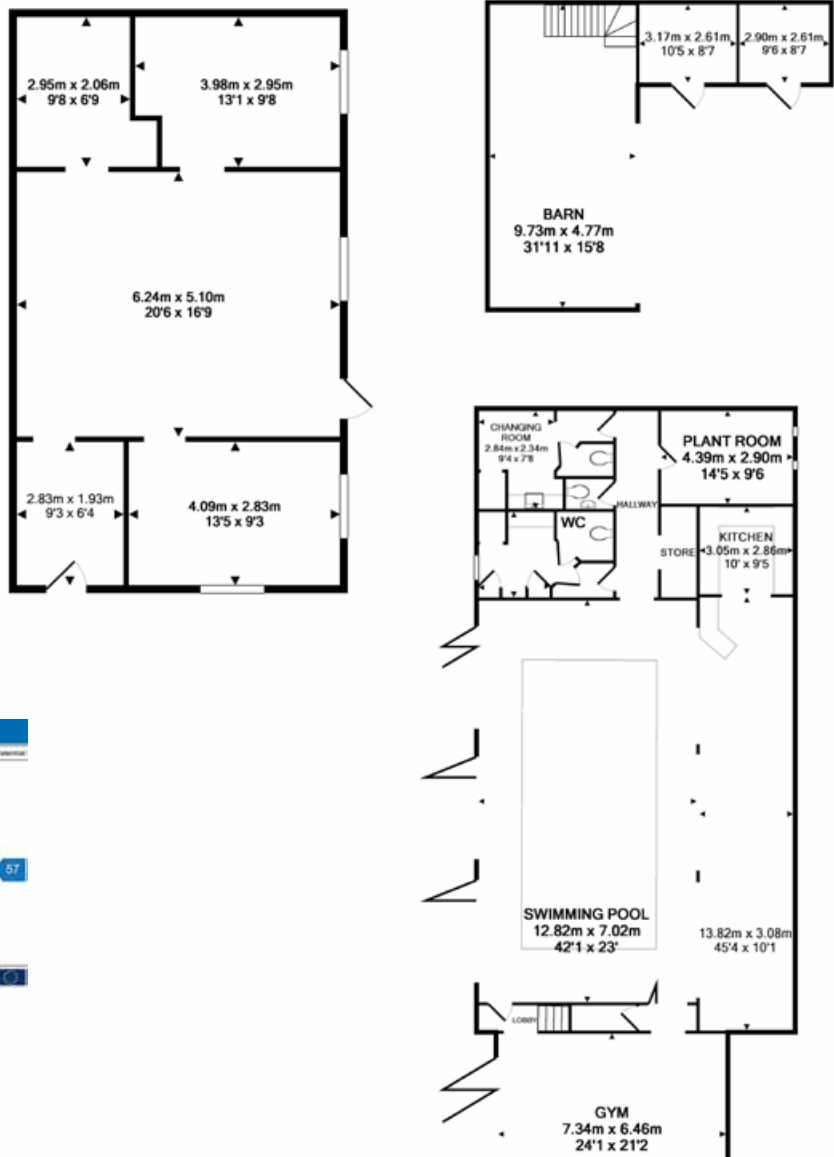
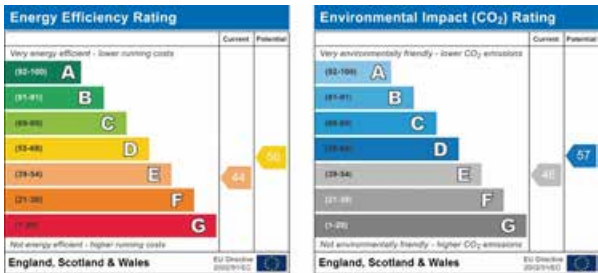
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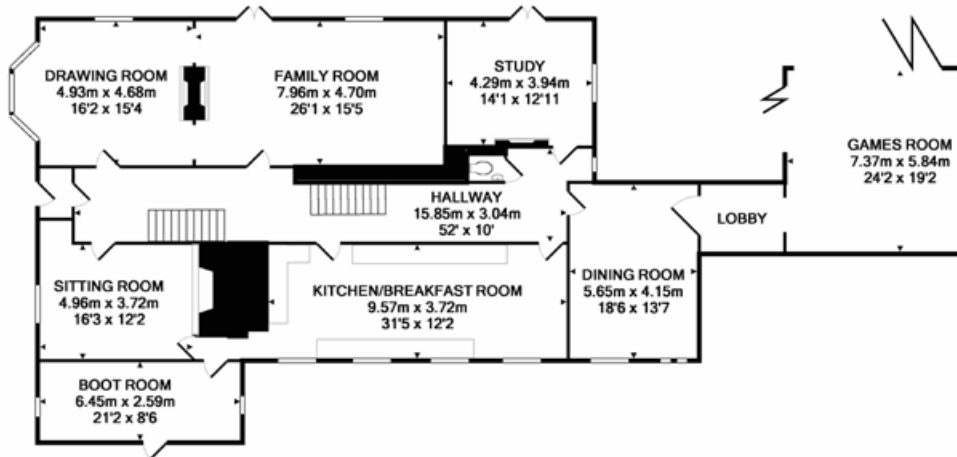
The study is a glorious room to work in, throw open the door to the garden and inspiration is going to be drawn to you.

One of the things we love about this home is the seamless blend of modern and period. It allows you to enjoy that wonderful feeling that historic homes provide and marries it with the convenience and free flowing nature that open plan modern design gives us.

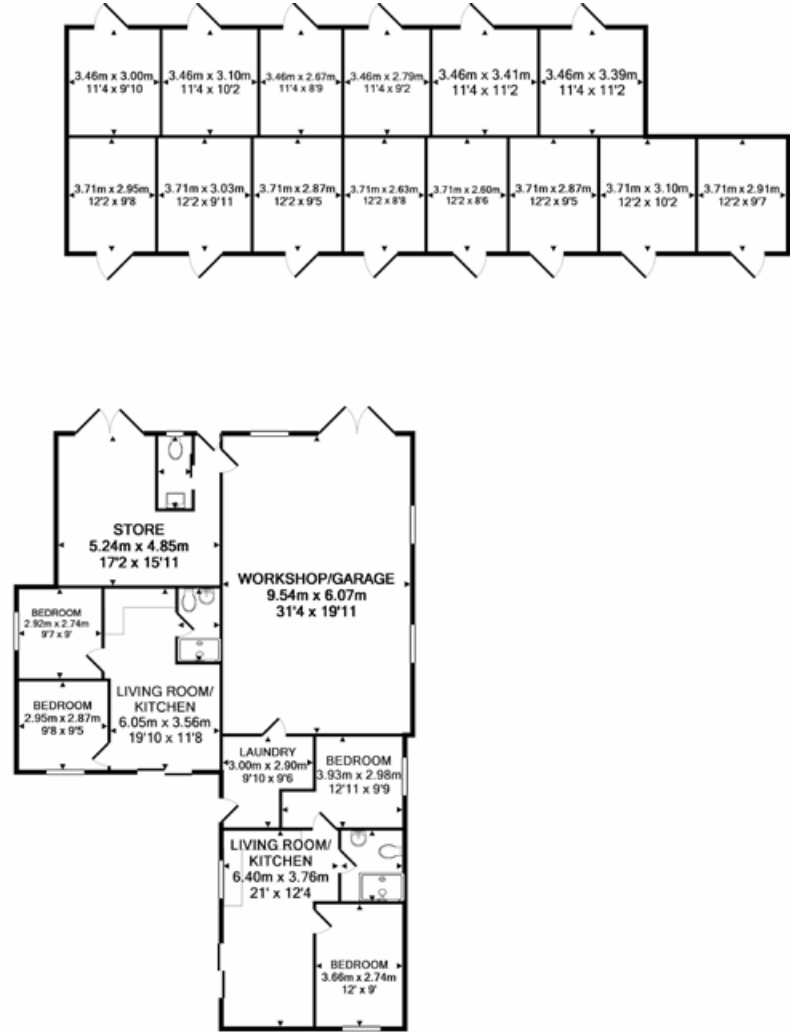
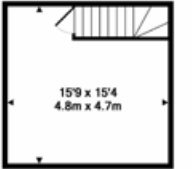
GROUND FLOOR



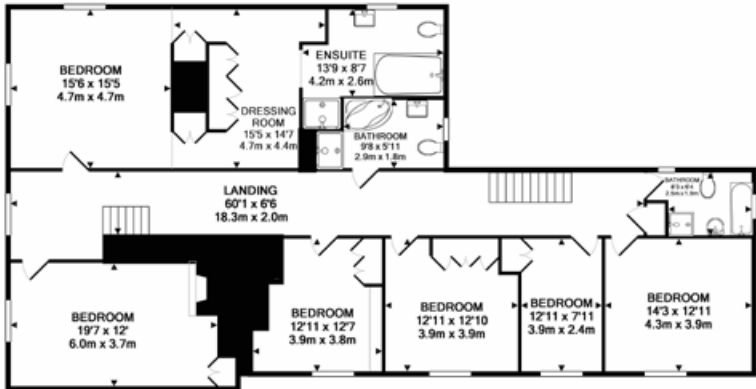
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



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All the bedrooms are delightfully individual, something that only a home with this sort of character can achieve for you.

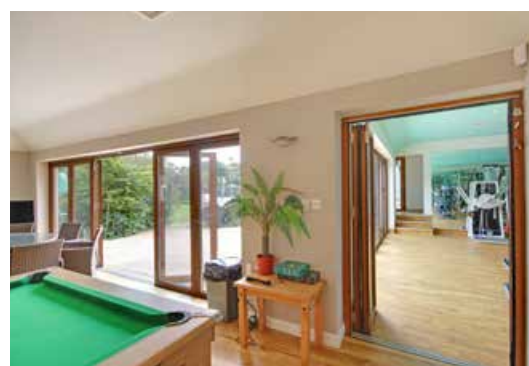
The master suite works perfectly, the main room enjoying a double aspect across the grounds outside. The dressing room has a stylish feel and leads to the en suite which has both bath and a generous shower cubicle.



Time for a quick plunge



His and hers changing rooms

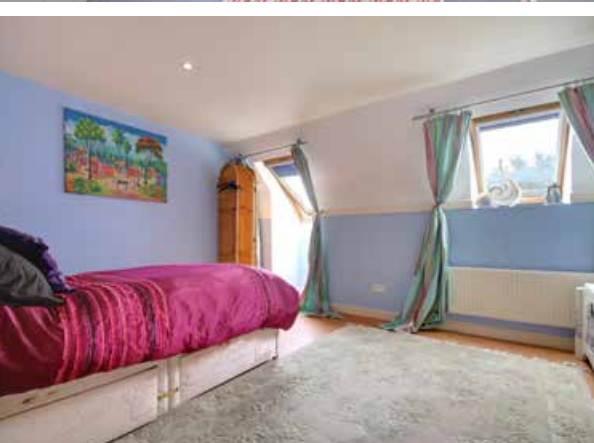


There's a kitchen area for the pool complex and changing rooms.

This is a home that is designed to provide fun. You've worked hard to achieve it and those moments you get should be enjoyed. Whatever you enjoy in the way of keeping fit, most things can be indulged here, from a dip in the pool, through a

variety of exercise machines to a game on the tennis court. It's perfect for entertaining friends and has provided a steady and very respectable income for the owners. ■

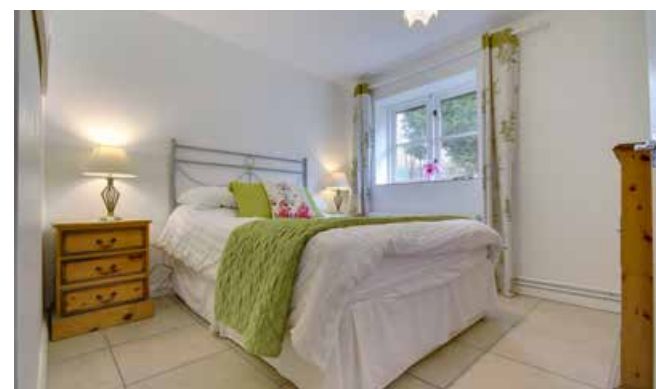
From games room to gymnasium, there's something here to occupy family and guests throughout the day.



Apartment Over Swimming Pool

The apartment above the swimming pool complex can be accessed from within the building and has an external staircase too. It has proven extremely popular

for letting potential and can also make a wonderful home for family who want a little independence within the home environment.



Holiday Cottages

Pips Lodge and Pixie Lodge have proven extremely popular over the years according to our client. Regularly let, they are popular as a package with games room and spa facilities combined. The owners are sure there is still more potential and you may want to consider looking at converting

some of the workshop area to another matching 'cottage'. Planning would be required and don't forget there is the 'cottage' at the far boundary also ripe for improvement and using as a studio or workshop. Potential abounds.