



# Orlestone Rise, Ruckinge Road, Hamstreet, Kent, TN26 2NW

## Asking Price £975,000

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An individual five bedroom detached Edwardian family home which offers a wealth of period features and three reception rooms, situated on a secluded private plot of 1.19 acres and within easy access to the popular village of Hamstreet and its mainline railway station.

This spacious property was built in 1902 and retains many of the original features including high ceilings, panelled walls, wooden shutters to original French doors, and an impressive fireplace in the sitting room, which is said to be of Swiss concept. In addition, the sitting room offers an open staircase with four-poster bedposts as bottom newel posts. The home has been well loved and only four different owners have occupied the property, with a period during the 1950's where it was used as a small boarding school.

Internally the home features a fitted kitchen with breakfast bar and gloss fronted wall and base units, positioned in an extension constructed in 2009. The triple aspect room features a partly glazed roof, high windows to the front, and a large panoramic window offering views over the rear garden, with a door providing access to the sunny patio area.

A doorway leads to the utility room, and another onto the dining room, with feature fireplace and original French doors. The rear hall is lined with original panelling and multiple storage cupboards, and leads onto a useful study, WC, and access out to the driveway through the front door. The sitting room boasts an inglenook fireplace and log burner, and there is a large double bedroom with newly installed en-suite shower room, both rooms featuring the original French doors and shutters.

Stairs lead to the first floor and to the master bedroom with fitted wardrobes and bathroom, two further double bedrooms, family bathroom, and an additional double bedroom with far reaching views across Orlestone Forest and the surrounding countryside, a 'Jack and Jill' doorway into the bathroom, and a further doorway leading to an external staircase which was used by staff as access to this room during its early years when it was originally the homes kitchen.

Externally the home offers a single garage, workshop with storage above, and shed. The westerly facing garden wraps the property and sits adjacent to Hamstreet woods, with access into the reserve available from the track to the front. A pathway leads to the kitchen garden, which features a greenhouse with a large planting area well stocked with fruits, vegetables and herbs, and onto the lower lawn where the original outbuilding still stands. The garden features well-stocked borders with mature plants, shrubs and established fruit trees, and offers an impressive view of the rear of the property and its raised patio area, perfect for entertaining and enjoying this wonderful home.

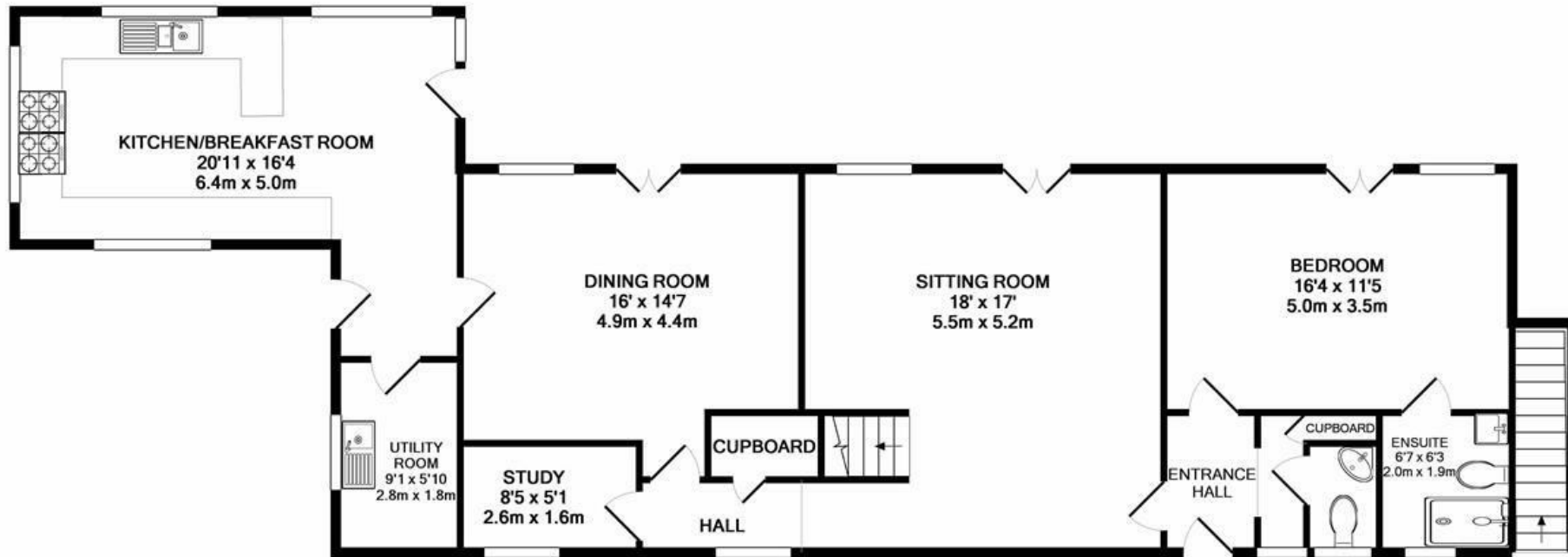
The property is serviced by mains water and electricity and oil central heating.

Hamstreet offers a village primary school and nursery, Doctor's surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and the woodland nature reserve and canal are popular with residents and visitors.

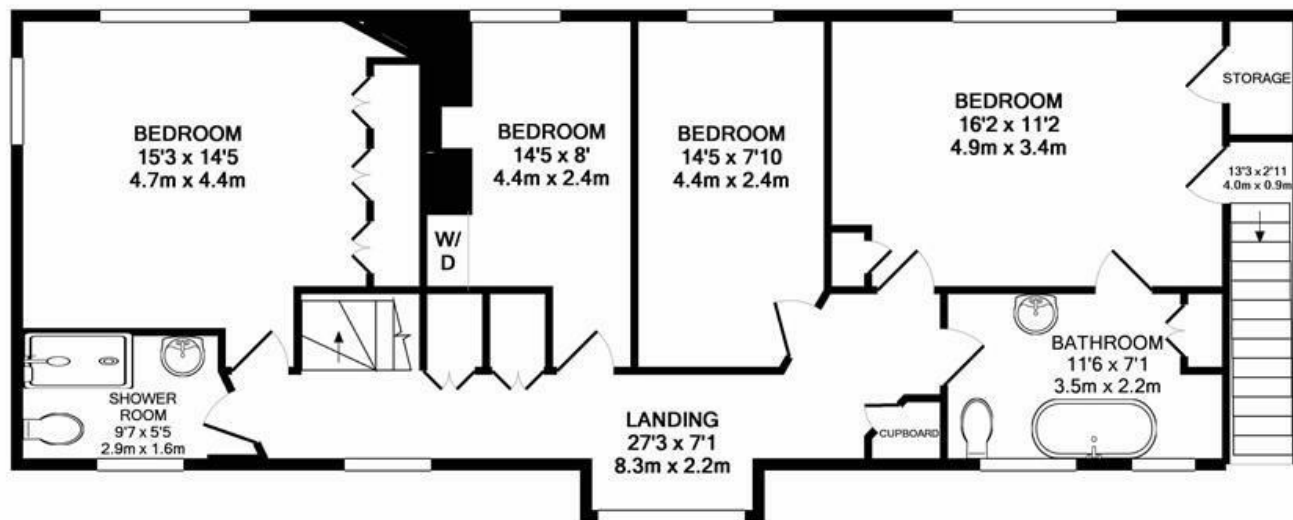
The village has a train station offering regular services into Ashford International, where the Eurostar trains depart for the continent as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1230 SQ.FT.  
(114.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 950 SQ.FT.  
(88.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2180 SQ.FT. (202.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Tenure: Freehold  
Council Tax Band: G

- FIVE BEDROOM DETACHED
- INDIVIDUAL EDWARDIAN HOME
- THREE RECEPTION ROOMS
- GROUND FLOOR BEDROOM & EN-SUITE SHOWER
- CLOAKROOM AND UTILITY ROOM
- TWO SHOWER ROOMS AND BATHROOM
- DRIVEWAY, GARAGE AND WORKSHOP
- EPC RATING E
- GENEROUS SECLUDED PLOT
- SOUGHT AFTER VILLAGE LOCATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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