



49 High Street, Hythe, Kent CT21 5AD



**PEENE FARMHOUSE,
NEWINGTON FARMHOUSE, PEENE**

£685,000 Freehold

In an idyllic hamlet in an area of outstanding natural beauty, this handsome period house offers well presented and comfortably portioned accommodation with 3 reception rooms, kitchen/dining room, utility room, 4 bedrooms (1 en-suite) and a bathroom. There are pretty gardens and an oak framed car barn. EPC C.



**Peene Farmhouse,
Newington Road, Peene, Folkestone CT18 8BA**

**Entrance Hall, Sitting Room, Snug, Dining Room open plan to Kitchen,
Utility Room, Cloakroom,
Four Bedrooms (one with En-Suite Shower Room), Bathroom,
Oak Framed Car Barn, Gardens to all sides**

DESCRIPTION

Peene Farmhouse enjoys an idyllic setting in the heart of the pretty hamlet of Peene within an area of outstanding natural beauty. It is an attractive double fronted period house with a substantial later extension across the rear of the house which has resulted in the creation of an exceptionally comfortably proportioned family home.

The attractively presented, versatile accommodation retains a wealth of original features and is arranged to provide a cosy sitting room, smartly fitted kitchen which is open plan to the dining room which is open plan to the snug. There is also a utility room and cloakroom. On the first floor there are four double bedrooms, one with an en-suite shower room and a family bathroom.

The vendor has created a delightfully secluded garden setting with intimate seating areas and easily maintained planting schemes. There is also a substantial oak framed open car barn providing parking for two vehicles.

SITUATION

The property is situated in the popular and picturesque hamlet of Peene with some lovely local walks, pretty village church and railway museum. Sene Valley golf course is nearby and Hythe town centre is a little over three miles away which provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), and a bustling High Street with a variety of independent shops, cafes, restaurants, boutiques and eateries. The unspoilt seafront is only a little further with its long stretches of shingle beach, The Waterfront Restaurant and Griggs Seafood Restaurant where you can dine alfresco on the beach. There is also an excellent selection of sports and leisure facilities in the vicinity including golf courses, swimming pool, bowls, cricket and squash clubs together with the Hotel Imperial Leisure Centre.

Folkestone is also very accessible with its busy High Street, Artists Quarter, vibrant Harbour Arm and of course the beautiful Leas Promenade. There are also excellent educational facilities in the vicinity including boys and girls grammar schools.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 1 mile), the Channel Tunnel Terminal is nearby, the ferry port of Dover (15 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Folkestone West with regular commuter services to London and the High Speed Link to London St Pancras with journey times of under an hour.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber panelled and glazed door with glazed fanlight above, limestone tiled floor, staircase to 1st floor with moulded handrail, block and banister rails and terminating in a coordinating newel post with acorn finial, access to understairs storage cupboard, radiator, doors to:

SITTING ROOM

Polished timber floorboards, attractive painted cast iron fireplace surround with tiled hearth, bay with double glazed windows fitted with folding plantation style shutters to front, radiator.

CLOAKROOM

Close coupled WC, wall hung wash basin with mixer tap, extractor fan, radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary high gloss finish and incorporating integrated dishwasher, square edged worktops insert with sink and drainer unit with mixer tap with retractable spray, freestanding Rangemaster electric stove with stainless steel splashback and Rangemaster extractor hood, coordinating wall cupboards with concealed lighting beneath, timber effect flooring, radiator, recessed lighting, two double glazed windows to rear, door to utility room, open plan to:

DINING AREA

Timber effect flooring coordinating with that in the kitchen, two double glazed windows to rear, double glazed casement doors opening to the garden, open plan to:

SNUG

Attractive painted timber fireplace surround with cast iron insert and provision for an open fire above a granite hearth, double glazed window to front fitted with folding plantation style shutters, radiator, door returning to entrance hall.

UTILITY ROOM

Base cupboards with recess and plumbing for washing machine, roll top work surface inset with stainless steel sink and drainer unit with mixer tap, full height shelved storage cupboard, coordinating wall cupboards and wall shelving, timber effect flooring, double glazed door to side, radiator.

1ST FLOOR LANDING

Access to loft space via a hatch fitted with a loft ladder, double glazed window to front fitted with folding plantation style shutters, radiator, shelved linen cupboard, doors to:

BEDROOM

Attractive cast-iron fireplace surround, double glazed window to front fitted with folding plantation style shutters, radiator.

BEDROOM

Attractive cast-iron fireplace surround, double glazed window to front fitted with folding plantation style shutters, radiator, door to:

SHOWER ROOM

Well fitted with a contemporary suite comprising twin sized shower enclosure with Aqualisa thermostatically controlled shower, close coupled WC, wall hung wash basin with mixer tap, obscured double glazed window to side, radiator.

BEDROOM

Double glazed window to front, radiator, built-in wardrobe cupboard.

BEDROOM

Double glazed window to rear, radiator.

BATHROOM

Well fitted with a contemporary suite comprising twin ended panelled bath with thermostatically controlled shower and glazed folding shower screen, close coupled WC, wall hung wash basin with mixer tap, tiled walls, recessed lighting, extract fan, obscured double glazed window to rear, heated ladder towel rail.



OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a close boarded fence with personal gate opening to a limestone paved pathway which leads to the front door and extends to the side of the property leading into the rear garden. The front garden is largely topped in granite chippings for ease of maintenance and incorporates various specimen trees including silver birches, olive and buddleia together with a magnificent specimen bay tree. Within the front garden is a timber framed storage shed and an open porch gives access to the front door.

SIDE AND REAR GARDENS

In the side garden a gate gives access to the driveway leading to the open carport and the pathway continues beneath a timber framed pergola supporting various climbing plants including evergreen honeysuckle and other vines. The pergola opens to the rear garden where there is a generous terrace paved in limestone edged by areas topped in granite chippings for ease of maintenance and dotted with various specimen plants including euphorbia, an olive tree and a corkscrew willow. A further timber framed pergola supporting a mature grapevine and equipped with a well considered lighting scheme, provides the area with some welcome shade. A further gate gives access to the.

OAK FRAMED OPEN CAR BARN

A double width open car barn equipped with power and lighting with one half providing overhead storage.

EPC Rating Band C

COUNCIL TAX

Band F approx. £3317.90 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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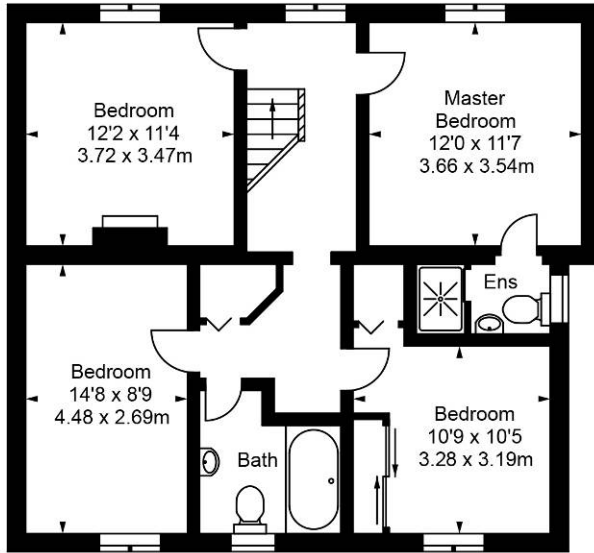
Peene Farm House, Peene, Folkestone, C778 8BA

Approximate Gross Internal Area :-

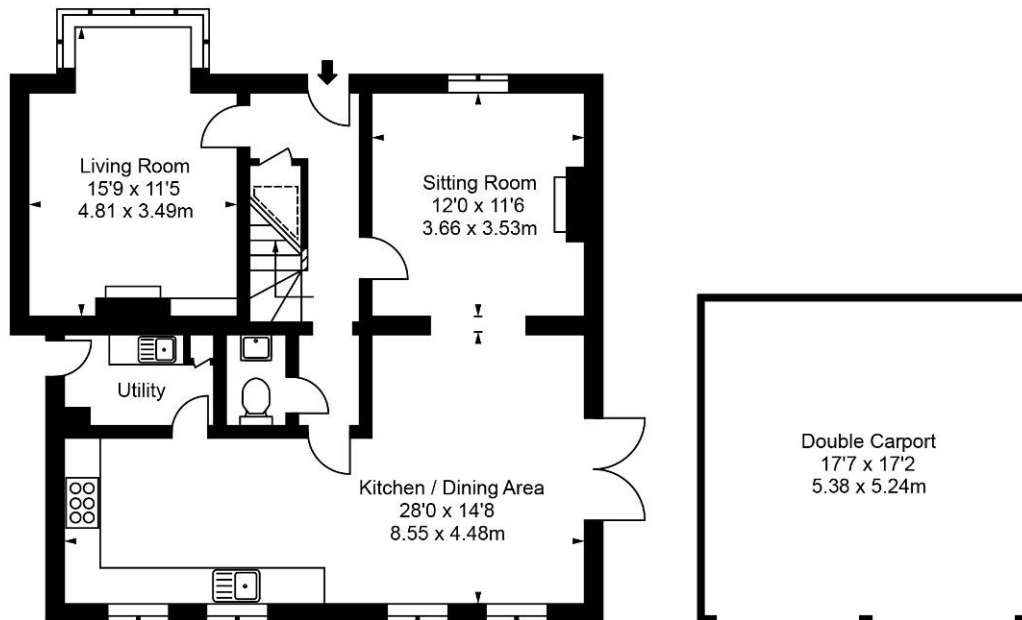
Ground Floor :- 77.82 sq m / 838 sq ft

First Floor :- 76.06 sq m / 819 sq ft

Total :- 153.88 sq m / 1657 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale
floor plan by: www.creativeplanetlk.com