



The Old Rectory

Acrise, Kent

One of East Kent's
most captivating Georgian rectories

The Old Rectory, Acrise, Kent CT18 8LJ

M20 5 miles, Folkestone station HS1 6 miles, Canterbury 15 miles





Features:

Entrance hall, Drawing room, Sitting room,
Dining room, Library, Kitchen/breakfast room,
Utility room, Cloakroom, Cellar, Workshop,
6 Bedrooms, 3 Bathrooms, Studio/playroom,
Double garage, Garden

About 2 acres







The Property

Tucked away in a beautifully rural and unspoilt corner of East Kent, and surrounded by traditional parkland, The Old Rectory is one of the most elegant Grade II Listed rectories in the surrounding area.

Set in a beautiful garden, giving good levels of seclusion, the peace and quiet of the location is palpable. The house has been the subject of considerable expenditure over the past 10 years and is now presented in a most sympathetic and appealing manner.

A wide entrance vestibule leads into a welcoming hall, off which all the reception rooms are reached. The drawing room is a magnificent room with triple aspect, tall sash windows, and doors out to the verandah. The hall is painted in a trompe d'oeil panelled effect. The cosy library with fitted bookshelves leads through to the sitting room, a wonderful room with a tall bay and sash windows overlooking the garden. This superb suite of reception rooms is completed by the dining room, a lovely room for formal entertaining. A handmade fitted kitchen with painted wooden and oak units has space for family dining and has double doors out to the patio. Beyond the kitchen are useful boot and boiler rooms which lead to a rear courtyard and a passageway leads to the double garage.

An elegant staircase rises to the landing with a glazed dome. The master bedroom is similarly elegant with triple aspect and a wonderful sense of space. The adjoining bathroom completes the master suite. There is a well fitted shower room, which is shared by the principal guest bedroom and two further bedrooms, off the front landing. A rear passageway leads to the final two bedrooms and third bathroom. A small secondary staircase leads down to the kitchen. A "secret" doorway from bedroom 6 opens into the studio/playroom, a light space with stairs down to the rear passage.

Location

The Old Rectory is situated in a beautiful rural location surrounded by woods and farmland in a designated Area of Outstanding Natural Beauty. Acrise lies about 1.5 miles south east of the village of Elham which, together with Lyminge (about 3 miles) provides day-to-day amenities.

The cathedral City of Canterbury offers a good range of educational facilities, both in the independent and state sectors, together with extensive shopping and leisure facilities. Transport links in the area are excellent, with the M20 providing access to the remaining southern motorway network. Stations at Folkestone Central and Ashford International provide the High Speed service into London St Pancras with journey times of 55 and 37 minutes respectively.

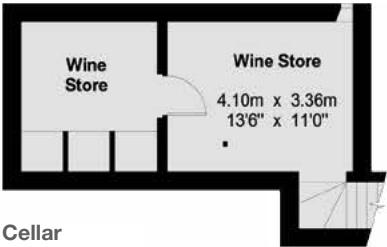




Approx gross internal area*:
6,013ft² = 558.7m²

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



Cellar



Ground Floor



First Floor

General

Local Authorities: Shepway District Council (01303 853000); Kent County Council (03000 414141)

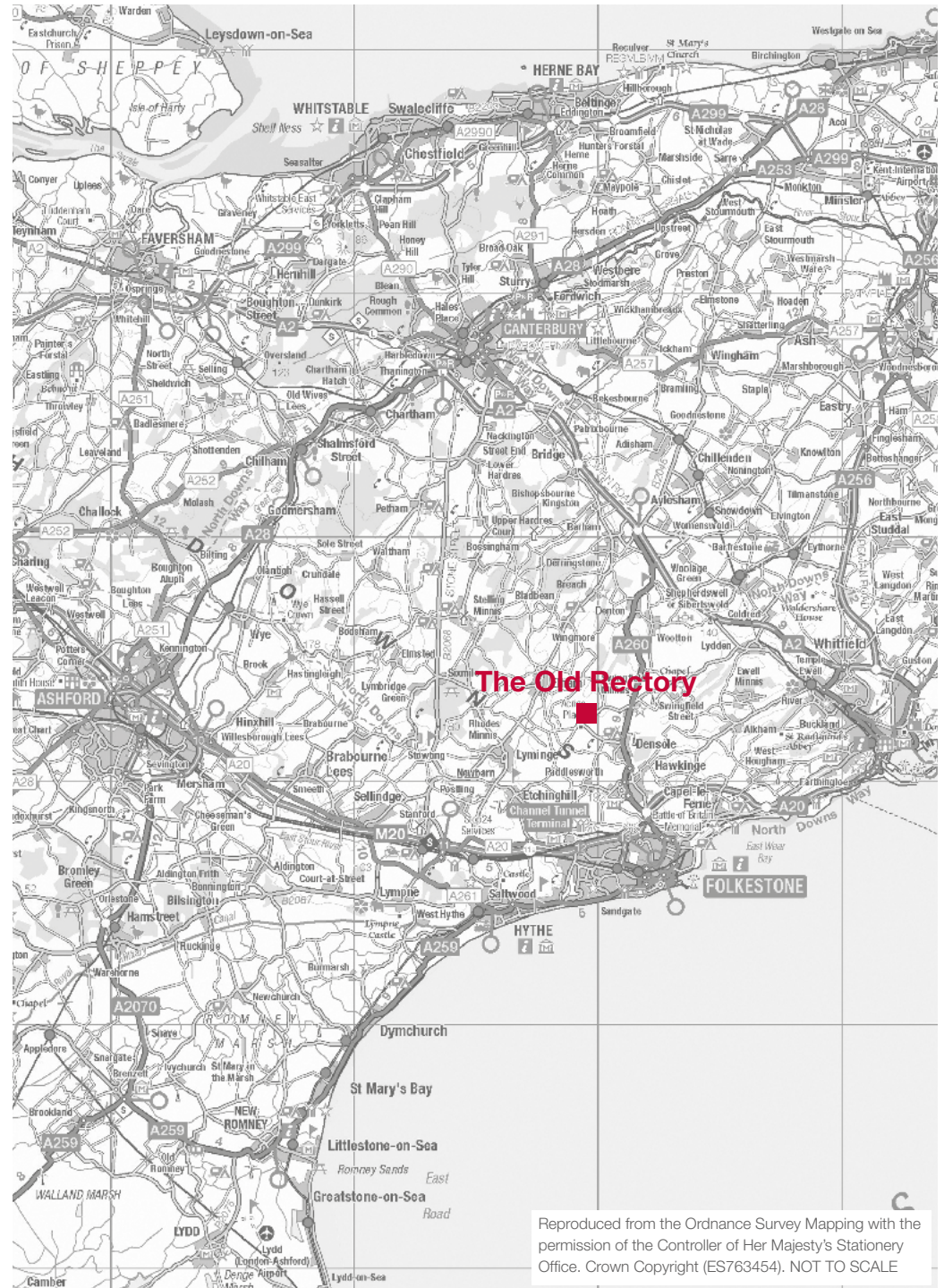
Services: The Old Rectory has mains electricity?? gas?? oil?? water?? drainage??-fired heating.

Directions

From Canterbury proceed onto the A2 towards Dover. After about 5 miles take the A260 turning towards Folkestone. After approximately 5 miles, in Densole, turn right (signposted to Alkham), follow the lane and drop down in to the valley, bending round to the left. Where the road bends sharply to the right, turn left into the drive of The Old Rectory.



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