



Brook House
Frogholt, Folkestone, CT18 8AT
Guide Price £975,000

colebrooksturrock.com





Brook House

Frogholt, Folkestone

Brook House is a substantial Grade II listed country property, ideally situated within the semi-rural and picturesque hamlet of Frogholt near Folkestone.

Situation

This property is beautifully situated within a small semi-rural hamlet of Frogholt, being ideally positioned in a no through road. The hamlet is part of a conservation area which lies close to the neighbouring villages of Newington and Peene. In fact views of the picturesque 12th Century Church at Newington can be glimpsed from the property. There are a wealth of pleasant rural walks close by, yet the property is only a few minutes' drive from both the Channel Tunnel terminal, Folkestone Central and Folkestone West train stations with High-Speed rail services to London St. Pancras in under an hour. To the south, is the Ancient Cinque Port Town of Hythe offering many first class facilities for recreation, including golf, tennis, bowls, squash, boating, wind surfing, fresh water and sea angling. The Royal Military canal nearby provides many delightful walks, as does the local surrounding countryside. To the East the Coastal town of Folkestone, with it's trendy Old Town, Creative Quarter and Harbour Arm offers a further varied selection of shops, restaurants, entertainment and recreational facilities. All these are can be reached with ease.

The Property

This beautifully maintained timber framed property has its origins in the mid-17th century or possibly even earlier with some later additions in the 20th century. It has some lovely period features such as inglenook fireplaces, exposed brick and beams, while being set back and well screened from the lane and approached through double gates via a long drive. The rooms are all full of charm and interest indicative of the period, especially with the full width, triple aspect sitting room and inglenook fireplace with a second staircase off which leads up to a useful large room currently used as a private guest suite. Further accommodation on the ground floor; kitchen/breakfast room with Rangemaster

cooker and inglenook fireplace with a fitted wood burner, an inner lobby with original arched leaded window, separate dining room with brick fireplace and a cloakroom/WC Upstairs is a family bathroom and four good size bedrooms, three with built-in wardrobes and the Master having an ensuite and dressing room.

Outside

The front of the house overlooks a delightful landscaped courtyard with a traditional style fountain while benefitting from open countryside views. A further courtyard can be found at the rear of the property and leads down to the neat front gardens that meet the winding gated driveway and adjoining rolling lawns, that sweep elegantly down to the Seabrook Stream, where, a quaint bridge beckons you over to the green meadows beyond. Established trees of all varieties provide some shelter and seclusion within these idyllic gardens, whilst offering colourful changes throughout the seasons. There is a useful cellar and various outbuildings to include; a workshop, double garage, tandem garage, large carport, bike shed, summer house, wood store and sheds.

Services

Mains water and electricity connected. Oil fired central heating. Private drainage

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: G

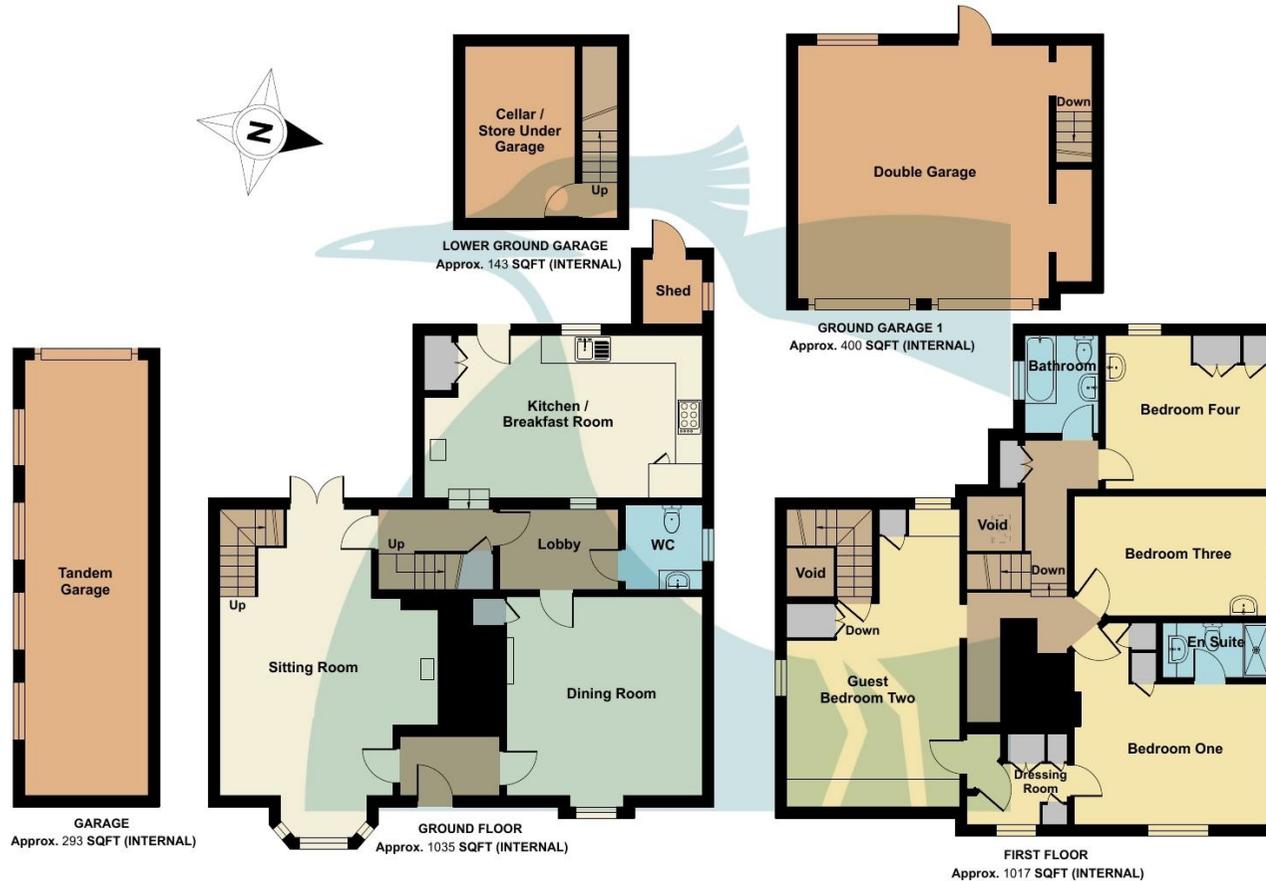
EPC Rating: N/A



To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 2909 sq ft / 270.2 sq m (includes garage and excludes void)

For identification only - Not to scale



Entrance Hall

Sitting Room

24' 1" x 15' 8" (7.34m x 4.77m)

Dining Room

15' 1" x 14' 3" (4.59m x 4.34m)

Kitchen/Breakfast Room

20' 7" x 11' 11" (6.27m x 3.63m)

Cloakroom / WC

First Floor

Master bedroom

15' 4" x 14' 10" (4.67m x 4.52m)

En-suite

Dressing Room

7' 8" x 6' 8" (2.34m x 2.03m)

Guest / Bedroom Two

21' 4" x 13' 1" (6.50m x 3.98m)

Bedroom Three

15' 1" x 8' 10" (4.59m x 2.69m)

Bedroom Four

12' 2" x 11' 3" (3.71m x 3.43m)

Family Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Double Garage

18' 7" x 18' 7" (5.66m x 5.66m)

Cellar / Store (under garage)

12' 8" x 8' 2" (3.86m x 2.49m)

Tandem Garage

32' 0" x 9' 2" (9.75m x 2.79m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1011253

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



colebrooksturrock.com



Also in: Ash • Hawkinge • Saltwood • Sandwich • Walmer

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.