



49 High Street, Hythe, Kent CT21 5AD



THE FORGE ACRIS MEWS, ACRIS

£450,000 Freehold

An enchanting Grade II Listed period property forming part of an exclusive mews and enjoying a wealth of original details throughout the elegantly proportioned, beautifully presented interior. Drawing room, kitchen/dining room, 2 double bedrooms (1 en-suite), shower room, covered parking, communal gardens.



The Forge

Acrise Mews, Oak Hill, Acrise, Folkestone CT18 8JZ

**Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen/Dining Room,
Two Double Bedroom, the principal room with Dressing Area and En-suite
Bathroom, Shower Room
Covered Parking, Additional Parking and Communal Gardens**

DESCRIPTION

Set in the former grounds of Acrise Place, Acrise Mews is an enchanting group of period properties which were sympathetically converted from the stables and outbuildings once belonging to the main house. These were sympathetically converted in the 1980s provide a group of unique and enchanting mews style properties.

The Forge is a truly beautiful Grade II Listed period home being offered for sale in excellent decorative order and enjoying a wealth of original features throughout. The elegantly proportioned accommodation comprises a welcoming entrance hall leading to the generously sized triple aspect drawing room with its cosy fireplace and the recently refitted kitchen/dining room with integrated appliances. On the first floor the wonderful principal bedroom is set beneath a vaulted ceiling with mezzanine floor and benefits from an en-suite bathroom. There is a second double bedroom and smartly fitted shower room.

The Mews is approached via a long gravelled driveway where there is ample parking for visitors and open oak framed barns providing two parking spaces for (and storage facilities) for each property. There are well tended communal gardens for the use of the residents.

SITUATION

Acrise is an exclusive and conveniently situated hamlet in a pleasant rural setting approximately 2.5 miles from Hawkinge and on the approach to the Cathedral City of Canterbury (approximately 14 miles distant). There is a well regarded public house nearby and a local convenience store and Post Office. Hawkinge offers a wider range of amenities including Tesco Express, Lidl, doctors, dentists and pharmacy, 2 primary schools and a Post Office. There is an active Community Centre and Village Hall together with various public houses (including the Cat and Custard Pot Public House at nearby Paddlesworth), take-aways and several riding establishments. A bus service runs to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London (high speed link from Folkestone to London St Pancras via Ashford in under an hour). The Channel Tunnel terminal at Cheriton is accessible as is the M20 motorway.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber panelled door with glazed fan light above, access to built-in storage cupboard, panelled and glazed double doors opening to:

ENTRANCE HALL

Timber effect flooring, staircase to 1st floor, access to deep under stairs storage cupboard, panelled and glazed door to kitchen, panelled and glazed double doors to:



DRAWING ROOM

A generous space with an attractive open fireplace housing a freestanding coal effect gas fire over a brick hearth and beneath a timber bressummer beam, three wall light points, hey single exposed timber to the centre of the room, pair of sash windows to front fitted with folding plantation style shutters and overlooking the well tended gardens, further sash window to rear also fitted with folding plantation style shutters and enjoying a similarly attractive outlook, radiators concealed by decorative covers.

KITCHEN/DINING ROOM

Well fitted with a comprehensive range of base cupboard and drawer units in a cream shaker style incorporating pull out recycling bin, integrated Neff washing machine, integrated dishwasher, deep pan drawers, Corian worktops and upstands undermounted with deep ceramic butler sink with mixer tap, recess housing freestanding Rangemaster dual fuel stove with Rangemaster extractor hood, range of coordinating wall cupboards incorporating glazed and illuminated display cabinets with concealed lighting beneath, integrated fridge and freezer, pull-out larder cupboard, timber effect flooring, exposed timbers to ceiling, sash window to front overlooking the well tended gardens, radiator.

FIRST FLOOR LANDING

Window to rear, exposed timber to ceiling, doors to:

PRINCIPAL BEDROOM

A generous space set beneath a vaulted ceiling with exposed timbers and crossbeam and incorporating mezzanine floor accessed via an antique ladder, fireplace recess with brick hearth and timber bressummer beam, wall light points, two windows to front and one to the rear enjoying a very pleasant outlook over beautifully kept gardens and other period buildings, radiators, stairs leading up to a dressing area with further radiator and door to:

EN-SUITE BATHROOM

Panelled bath fitted with mixer tap and handheld shower, pedestal wash basin, low-level wc, bidet, tiled walls, exposed timbers to ceiling, double glazed roof light to front, shaver and light point, radiator.

BEDROOM TWO

Built-in wardrobe cupboard, exposed timber to ceiling, access to loft hatch fitted with loft ladder, windows to front and rear overlooking the gardens, radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in tiled shower enclosure with thermostatically controlled rain-head shower with separate handheld attachment, close coupled wc, pedestal wash basin with mixer tap, timber effect flooring, tiled walls, shaver and light point, extractor fan, heated ladder rack towel rail.

OUTSIDE

Acrise Mews is approached via a gravelled driveway leading to a generous area of visitor parking on the left and to the right there are oak framed open barns with peg tiled roofs providing a covered parking bay with an additional parking bay before it providing two parking spaces for the property. Each bay incorporates three deep storage cupboards which are quite capacious. From here from here a York stone paved pathway leads between well tended areas of lawn and compass by box hedging and backed by a period brick built wall, the path then divides to lead to the main entrance to the property.

NB We are advised that the sellers currently pay circa £200 annually towards the upkeep of the communal areas.

COUNCIL TAX

Band E approx. £2491.13 (2021/22)
Folkestone & Hythe District Council.

VIEWING

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



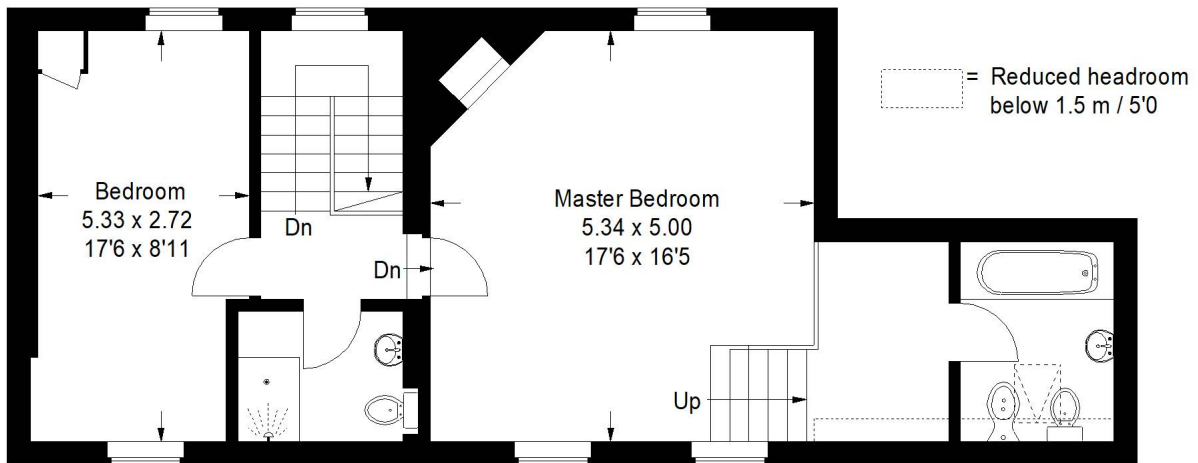




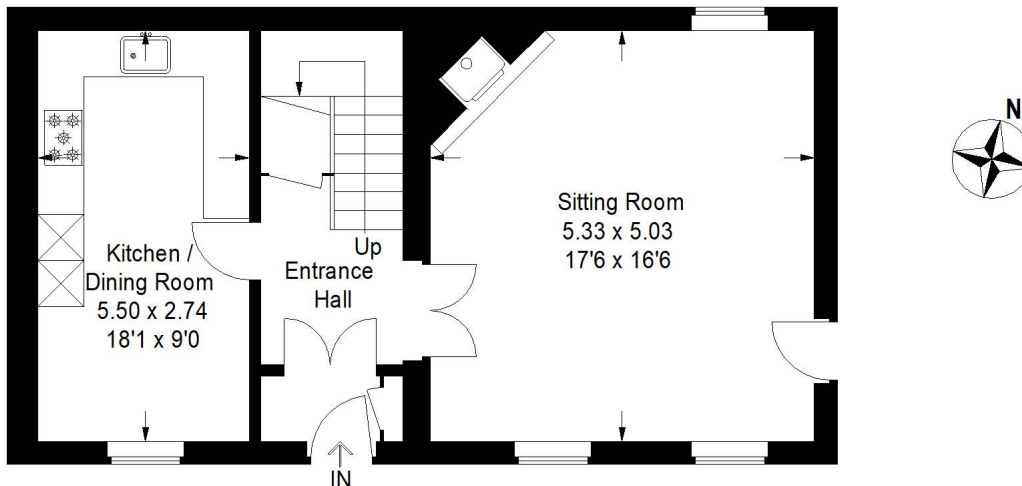
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The Forge, Acrise Mews, CT18

Approximate Gross Internal Area
Ground Floor = 54.4 sq m / 585 sq ft
First Floor = 64.3 sq m / 692 sq ft
Total = 118.7 sq m / 1277 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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