



3 Mill Lane  
Hawkinge, Folkestone, CT18 7BY  
O.I.E.O £325,000 NO CHAIN

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# 3 Mill Lane

## Hawkinge, Folkestone

Vacant and deceptively spacious, this 3-bedroom semi-detached home in Hawkinge boasts a generous loft room, high-quality finishes throughout, and a double garage – bigger than it first appears!

### Situation

Located in the popular and well-connected area of Hawkinge, Mill Lane is ideally positioned for easy access to local amenities, schools, and major routes. The town of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, Veterinary Surgery, two Primary Schools and Post Office. Leisure and socialising activities include Community Centre, Village Hall, Mayfly Restaurant, the White Horse Public House, Cat and Custard Pot Public House and a selection of take away services. A bus service runs to both the coastal port of Folkestone to the South and, to the North, the cathedral city of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line rail services together with the high-speed train to London St Pancras. A short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

### The Property

A charming family house offering a unique blend of modern luxury and timeless craftsmanship, perfect for families or professionals seeking a well-equipped, stylish home. The accommodation consists of an entrance hall leading to the sitting room which is positioned at the front and is a cozy yet sophisticated space, featuring custom solid oak cabinets with walnut inlay, providing both functionality and style. The extensively fitted kitchen is a chef's dream, being beautifully designed and excellently fitted with bespoke solid ash wood units, granite worktops, integrated top-of-the-line Miele appliances, to include a multi-function oven, combination oven as well as a central island with inset 5-burner hob and extractor. Opening from the kitchen is a separate dining space with luxurious Amtico flooring, complemented by solid cherry wood shelving and an exterior door leading to the side parking and garden. Upstairs are three bedrooms with ample storage including the main bedroom which boasts bespoke fitted wardrobes crafted from sycamore wood, adding a touch of elegance.

The upstairs family bathroom is a true retreat, featuring both a walk-in multi-jet shower and a luxurious bath with multi-jet water settings for ultimate relaxation. A spacious loft room offers versatility, perfect for an additional guest bedroom, home office, or entertainment area.

### Outside

To the side of the property is a paved driveway, offering ample space for multiple vehicles. The rear garden extends from the driveway, providing either additional parking space or a low-maintenance garden. A large double garage with a workshop at the rear is ideal for hobbies, storage, or further potential. This superb property is being offered with no chain making the moving process smooth and hassle-free. This is a rare opportunity to acquire a stunning home in a prime location with luxury finishes and thoughtful design. For more information or to arrange a viewing, please contact us today.

### Services

All main services are understood to be connected to the property.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: D

### EPC Rating: TBC

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

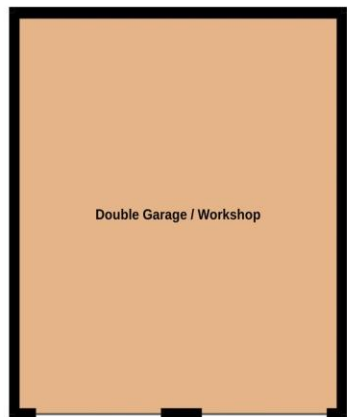




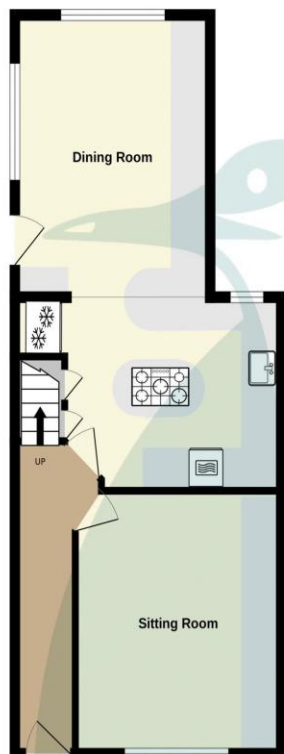
To view this property call Colebrook Sturrock on **01303 892000**



Outbuildings  
374 sq.ft. (34.7 sq.m.) approx.



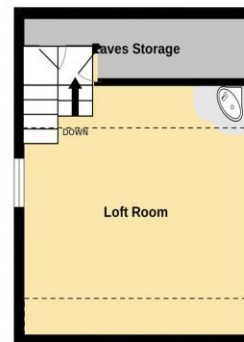
Ground Floor  
502 sq.ft. (46.7 sq.m.) approx.



1st Floor  
455 sq.ft. (42.3 sq.m.) approx.



2nd Floor  
217 sq.ft. (20.2 sq.m.) approx.



**Sitting Room**  
13' 3" x 11' 1" (4.04m x 3.38m)

**Kitchen**  
12' 3" x 9' 9" (3.73m x 2.97m)

**Dining Room**  
14' 2" x 10' 11" (4.31m x 3.32m)

**Bedroom One**  
12' 0" x 10' 8" (3.65m x 3.25m)

**Bedroom Two**  
10' 2" x 9' 5" (3.10m x 2.87m)

**Bedroom Three/Study**  
11' 0" x 5' 11" (3.35m x 1.80m)

**Loft Room**  
13' 4" x 13' 0" (4.06m x 3.96m)

**Bath/Shower Room**  
7' 7" x 7' 6" (2.31m x 2.28m)

**Double Garage/Workshop**  
20' 8" x 18' 6" (6.29m x 5.63m)

TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

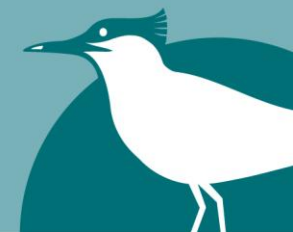
135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

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