



22 De Havilland Close,  
Hawkinge, Folkestone, CT18 7FE  
OIEO £450,000

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# 22 De Havilland Close, Hawkinge, Folkestone

A spacious detached family house with four bedrooms, kitchen/breakfast room and two reception rooms with a private south facing rear garden.

## Situation

De Havilland Close is in a very popular and central village location being close to all village amenities. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cooks Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away 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, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

## The Property

This attractive detached family house constructed by McLean Homes in their sought after and rarely available 'Kingsville' design is enviably positioned within a quiet cul-de-sac overlooking one of the village greens. This light and airy property has generous ground floor accommodation to include an entrance hall, fully fitted kitchen/breakfast room with patio doors opening out into the garden, a delightful sitting room with feature bay window again opening out into the rear garden, separate dining room to the front and downstairs wc. Internal access into the integrated garage which has power and light. On the first floor there is a spacious landing with four good size bedrooms all of which

have built-in storage and the master having an en-suite shower room. Modern family bathroom. An early viewing is recommended to fully appreciate all that this delightful family home has to offer and its desirable location.

## Outside

Fully enclosed by high panelled fencing the south facing rear garden is not overlooked and has been thoughtfully landscaped. Adjacent to the property is a generous area of paved patio leading to a shaped manicured lawn with pretty border planting. To the far rear is a further entertaining area consisting of a timber arbor, bar with seating and authentic wood fired pizza oven. Access to the front via a high timber gate. To the front there is an area of neat lawn with off road driveway parking for several vehicles.

## Services

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

## Local Authority

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

**Tenure** - Freehold

**Current Council Tax Band:** E

**EPC Rating:** C

## 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**

Ground Floor  
651 sq.ft. (60.5 sq.m.) approx.

1st Floor  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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## Sitting Room

14' 3" x 14' 7" (4.34m x 4.44m)

## Kitchen

16' 4" x 8' 8" (4.97m x 2.64m)

## Dining Room

12' 1" x 8' 8" (3.68m x 2.64m)

## Bedroom 1

11' 0" x 11' 8" (3.35m x 3.55m)

## En-suite

8' 5" x 5' 6" (2.56m x 1.68m)

## Bedroom 2

12' 0" x 8' 7" (3.65m x 2.61m)

## Bedroom 3

9' 9" x 9' 2" (2.97m x 2.79m)

## Bedroom 4

9' 3" x 8' 7" (2.82m x 2.61m)

## Garage

15' 7" x 8' 7" (4.75m x 2.61m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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