



16 Coach Road, Densole,  
Folkestone, CT18 8LS  
£350,000

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# 16 Coach Road, Densole, Folkestone

A delightful well-presented semi-detached bungalow with two double bedrooms, large sitting/dining room with lovely south facing rear gardens backing onto fields beyond.

## Situation

This delightful property is in an excellent rural location on the popular Coach Road with open fields and stunning views to both the front and rear. There is close and easy access onto the A260 to the facilities in Densole. Being on the edge of open countryside with a wealth of walks, bridle paths immediately available. The village of Densole provides a variety of amenities, including Post Office/Stores, Public House and Riding Stables etc. The nearby village of Hawkinge boasts a variety of local amenities, including Shops, Post Office, Tesco Express Store, Doctors Surgeries and Dental Surgery, Riding Stables, Village Hall, Community Centre, two Primary Schools, Supermarket and a family Public House/Restaurant. 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 long awaited 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

Enviably positioned in the semi-rural location of Coach Road this lovely semi-detached bungalow offers well-proportioned accommodation with two double bedrooms, the master having ample fitted storage units, good size kitchen/breakfast room, family bathroom and generous sitting/dining room to the rear with doors opening out into the lovely garden. Internal access into the integral single garage. An early viewing is highly recommended to fully appreciate the good size accommodation and the lovely open views.

## Outside

The south facing rear garden is of a good size and is not overlooked enviably backing onto horse fields with far reaching views beyond. Mainly laid to neat lawn with established pretty border planting. Adjacent to the property is a paved patio with further patio area to the far rear and pond. Shed to remain. Access to the front via a high timber gate. To the front there is an area of neat lawn with manicured high hedging, driveway parking for several vehicles in front of the integral garage.

## Services

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

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: E

## Agents Note

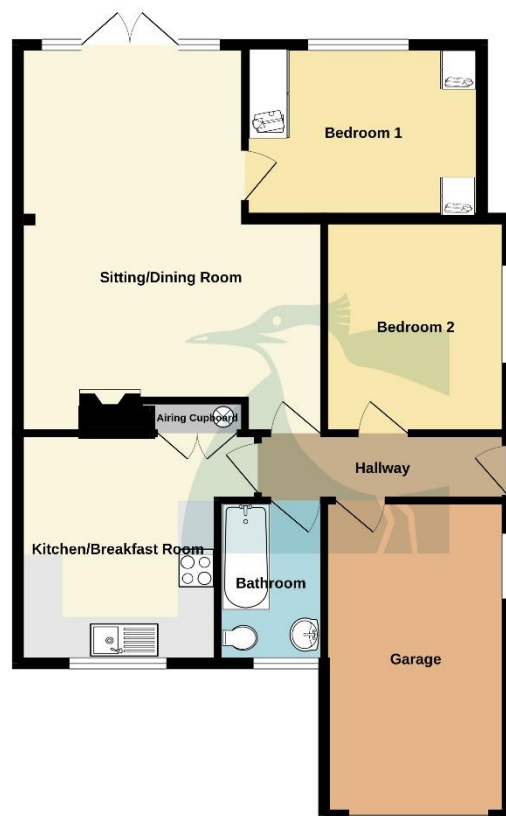
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





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

Ground Floor  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## Entrance Hallway

12' 8" x 3' 5" (3.86m x 1.04m)

## Kitchen/Breakfast Room

11' 8" x 9' 4" (3.55m x 2.84m)

## Sitting/Dining Room

19' 8" x 15' 2" (5.99m x 4.62m) narrowing to 11' 6" (3.50m)

## Bedroom One

11' 10" x 9' 5" (3.60m x 2.87m)

## Bedroom Two

10' 11" x 9' 4" (3.32m x 2.84m)

## Bathroom

7' 11" x 5' 10" (2.41m x 1.78m)

## Garage

16' 0" x 9' 4" (4.87m x 2.84m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

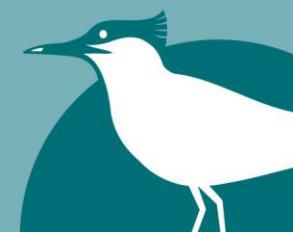
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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