



Harvey House, 165 Canterbury Road,
Hawkinge, Folkestone, CT18 7AX
£675,000

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Harvey House

165 Canterbury Road, Hawkinge, Folkestone

A substantial impressive five bedroom family residence with double garage and generous frontage situated in a desirable village location.

Situation

Harvey House is set well back from the Canterbury Road, beautifully positioned on its plot being slightly elevated in an ideal location close to all village amenities and bus stops in Hawkinge. 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 Cook's 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 exceptional family house is beautifully presented and has recently undergone major refurbishments to include an impressive contemporary kitchen/breakfast room, modern bath and shower rooms, newly installed gas fired boiler, new floor coverings, replacement upvc windows and doors and redecoration throughout. On entering the property there is a spacious entrance reception with stairs and doors leading to a large kitchen/breakfast room, separate utility, study, downstairs wc and sitting room with open fire place and double doors leading out into the garden. On the first floor there is a galleried landing with feature window overlooking the gardens, five double

bedrooms with master en-suite and delightful family bathroom being fully tiled with walk-in shower and free standing double ended bath. Properties of this calibre, situated on such a generous plot are rare and an early viewing is highly recommended.

Outside

From the impressive gravel driveway these beautifully landscaped gardens are a most excellent feature of this lovely family home. The frontage being generous in size and mainly laid to neat lawn with a variety of plant, tree and shrub borders fully enclosed by high panelled quality fencing and five bar gate. The rear is private with raised lawn, attractive sleeper borders having a spacious paved patio perfect for entertaining enveloping the property and conveniently giving access to the front from either side. The integral double garage, offers potential for a possible annexe (subject to normal planning regulations) has power and light with private side access. Ample driveway parking.

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.

Current Council Tax Band: G

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**

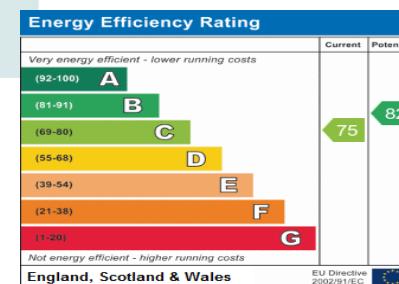
Ground Floor
1178 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (214.9 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 or 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 is given as to their operability or efficiency can be given.
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1st Floor
1135 sq.ft. (105.5 sq.m.) approx.



Entrance Hall

Study
9' 6" x 12' 4" (2.89m x 3.76m)

Kitchen/Dining Room
21' 2" x 12' 4" (6.45m x 3.76m)

Utility room
5' 6" x 6' 2" (1.68m x 1.88m)

Living Room
19' 0" x 13' 4" (5.79m x 4.06m)

WC
5' 11" x 3' 7" (1.80m x 1.09m)

Master Bedroom
20' 11" x 17' 4" (6.37m x 5.28m)

En-suite
6' 2" x 10' 1" (1.88m x 3.07m)

Bedroom 2
10' 4" x 13' 4" (3.15m x 4.06m)

Bedroom 3
10' 9" x 13' 8" (3.27m x 4.16m)

Bedroom 4
7' 9" x 13' 8" (2.36m x 4.16m)

Bedroom 5
7' 6" x 10' 11" (2.28m x 3.32m)

Bathroom
8' 2" x 10' 0" (2.49m x 3.05m)

Double Garage
20' 10" x 17' 5" (6.35m x 5.30m)

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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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