



3 Gibson Close
Hawkinge, Folkestone, CT18 7SX
£325,000

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3 Gibson Close

Uniquely situated semi-detached family home on the edge of Hawkinge enjoying lovely open views, off-road parking, and additional car barn space.

Situation

Gibson Close is ideally located on the outskirts of Hawkinge, providing the perfect balance between village convenience and countryside living. Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. Hawkinge also benefits from an active community centre, village hall, restaurant, café, and several takeaway options. There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

Outside

The property benefits from a private, fully enclosed rear garden with high paneled fencing and access to the front via a timber gate.

A paved patio adjoins the house, with the remainder laid to lawn and featuring raised border planting. The shed remains. A path leads to the front door, with allocated parking including a car barn and additional visitor spaces.

Super walks are right on your doorstep along with easy flat access to all the amenities.

Services

All services are understood to be connected.

Mechanical Ventilation with Heat Recovery (MVHR) system, offering efficient air circulation with heat retention, contributing to lower running costs and improved comfort.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D



The Property

This charming and exceptionally spacious semi-detached house enjoys a unique position adjoining open parkland, capturing delightful countryside views. Thoughtfully designed, the property is larger than most two-bedroom homes and is comparable in size to some three-bedroom houses, offering generously proportioned rooms throughout.

With double-aspect windows allowing natural light to flood every room, the ground floor comprises a generous sitting room with French doors opening to the rear garden, a large kitchen/dining room, and a convenient cloakroom/WC.

Upstairs, the master bedroom features a built-in wardrobe and en-suite shower room, while the second double bedroom is served by a modern family bathroom.

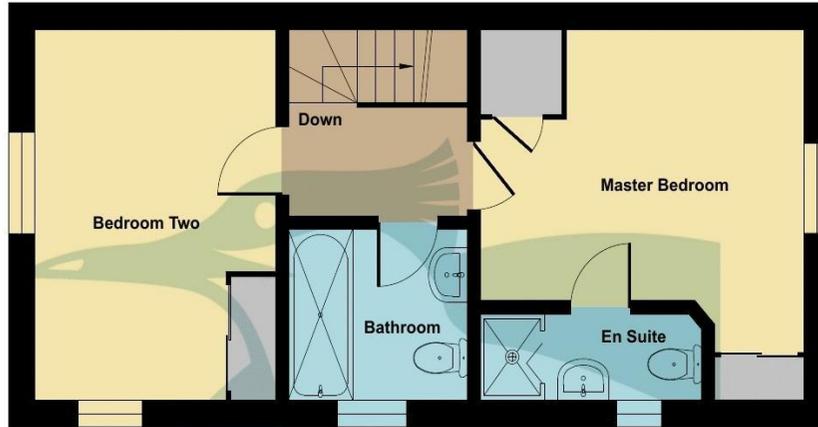
The property has a rare, detached feel, being attached only at the rear and side onto the neighbouring semi, creating a sense of space and privacy unusual for this type of home. An early viewing is strongly recommended to fully appreciate this beautifully presented home and its secluded, enviable setting.



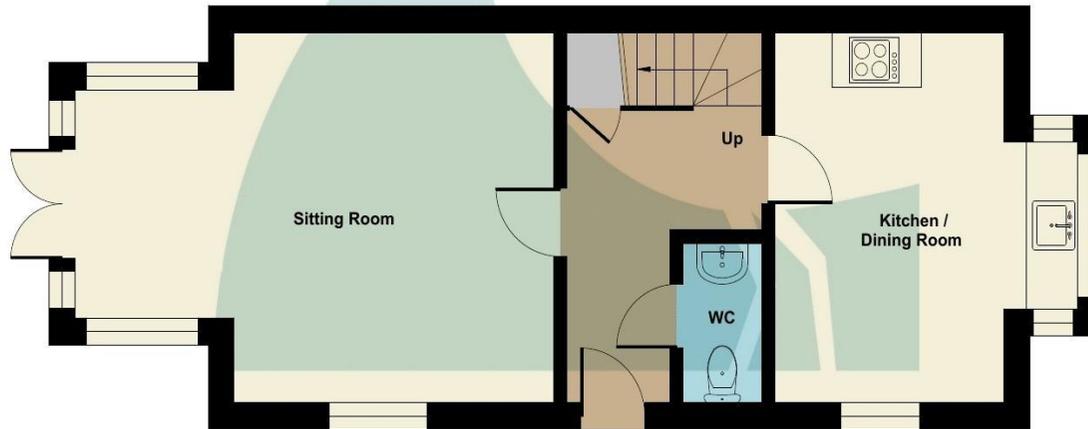
To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



FIRST FLOOR
Approx. 393 SQFT (INTERNAL)



GROUND FLOOR
Approx. 460 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1425999

Entrance Hall

Kitchen/Dining Room
13' 3" x 8' 10" (4.04m x 2.69m)

Sitting Room
18' 4" x 13' 4" (5.58m x 4.06m)

Cloakroom/WC

First Floor Landing

Master Bedroom
13' 3" x 12' 6" (4.04m x 3.81m)

En Suite
8' 6" x 3' 3" (2.59m x 0.99m)

Bedroom Two
13' 4" x 9' 3" (4.06m x 2.82m)

Bathroom
6' 10" x 6' 2" (2.08m x 1.88m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 67 D | |
| 39-54 | 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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