



6 Gardner Close
Hawkinge, FOLKESTONE, CT18 7QJ
£475,000

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6 Gardner Close, Hawkinge, Folkestone

Immaculate four bedroom detached house with two ensembles, integral garage with utility area positioned in a small close. No Chain.

Situation

This super property is ideally situated, in a small close of similar properties. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself 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 Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras to some 59 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 impressive detached family home, originally built by McLean Homes in their sought-after 'Norbury' style, is known for its spacious bedrooms and the unique feature of two bedrooms sharing an en-suite shower room. The master bedroom is particularly generous, benefiting from its own en-suite shower room and built-in wardrobes. The ground floor offers well-proportioned living spaces, including a bright and spacious sitting room with a fireplace and fitted gas fire, a separate dining room, and a well-appointed kitchen/breakfast room featuring extensive cabinetry and integrated Neff appliances, including double ovens, a dishwasher, a fridge/freezer, and a macerator. A cloakroom/WC is conveniently located off the hallway, which also provides access to the sizeable integral garage with a practical utility area.

Light and airy throughout, this well-designed home is perfect for a growing family. Offered with vacant possession, internal viewing is highly recommended to fully appreciate all this excellent property has to offer.

Outside

The rear garden is fully enclosed and primarily laid to a well-maintained lawn, with a spacious patio area directly behind the house perfect for outdoor dining and family gatherings. A pathway leads to an additional garden space and a useful storage shed. At the front of the property, the majority of the space is dedicated to driveway parking, while a neatly kept lawn with border flower beds adds to the home's curb appeal.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

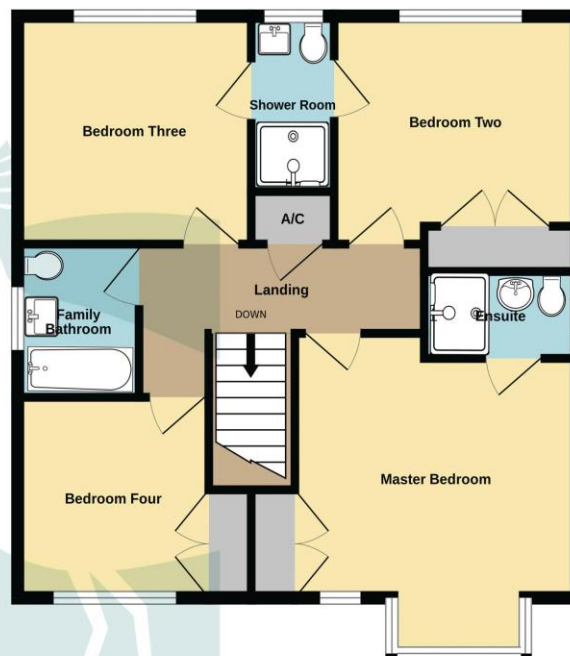
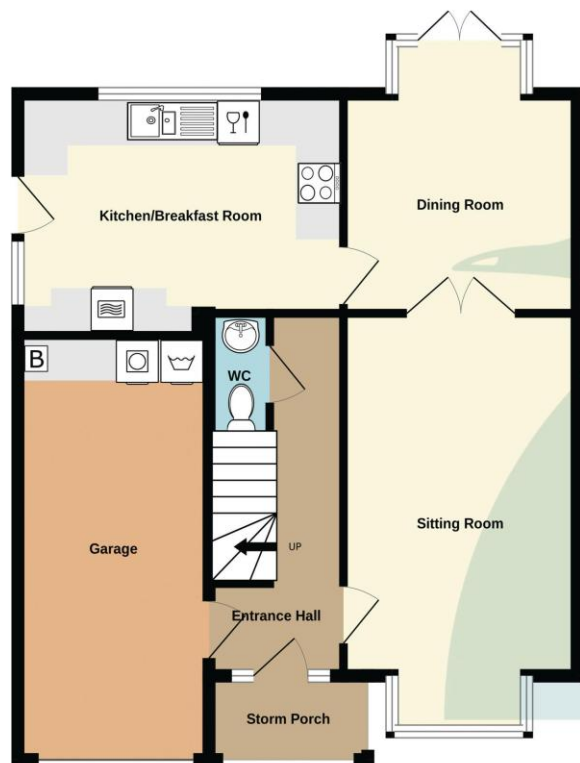
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground Floor
740 sq.ft. (68.7 sq.m.) approx.

1st Floor
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

Kitchen/Breakfast Room

14' 10" x 10' 8" (4.52m x 3.25m)

Sitting Room

18' 3" x 10' 3" (5.56m x 3.12m)

Dining Room

12' 1" x 10' 8" (3.68m x 3.25m)

Cloakroom/WC

5' 5" x 2' 6" (1.65m x 0.76m)

First Floor Landing

Master Bedroom

13' 11" x 13' 2" (4.24m x 4.01m)

Master En-Suite

7' 0" x 3' 10" (2.13m x 1.17m)

Bedroom Two

10' 7" x 10' 2" (3.22m x 3.10m)

En-Suite Shower Room

7' 9" x 3' 9" (2.36m x 1.14m)

Bedroom Three

10' 8" x 10' 1" (3.25m x 3.07m)

Bedroom Four

8' 8" x 8' 8" (2.64m x 2.64m)

Family Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Garage

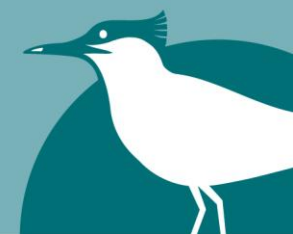
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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