



15 De Havilland Close, Hawkinge,
Folkestone, CT18 7FE
Guide Price £450,000 - £475,000

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15 De Havilland Close, Hawkinge, Folkestone

A substantial beautifully presented four bedroom detached family house with two reception rooms, conservatory and en-suite bathroom being situated in a desirable cul-de-sac.

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 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 superb detached property is generously proportioned offering exceptional family accommodation. On the ground floor is an entrance hall with double doors opening into the sitting room with feature wood burner, further double glass doors opening into the dining room which in turn leads to a lovely conservatory. The kitchen/breakfast room is fitted with quality integrated appliances, is of double aspect and has a matching utility with access into the rear garden. Downstairs wc and private access into the integral garage where this is light and power. On the first floor there is a spacious landing with lovely master

suite including a good size en-suite bathroom and three further bedrooms together with a modern family shower room. This impressive family residence should be viewed at your earliest convenience to avoid disappointment.

Outside

The private fully enclosed rear garden has been thoughtfully designed with a central area of neat manicured lawn framed with paved patio, border planting and an attractive timber arbor. Shed to remain. Access to the front via a high timber gate. The front is considered low maintenance with ample driveway parking and contemporary decorative slate landscaping.

Services

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

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: B

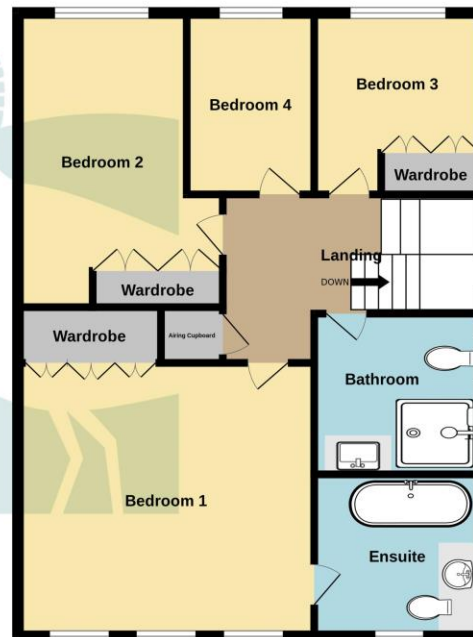
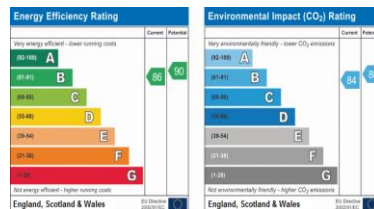
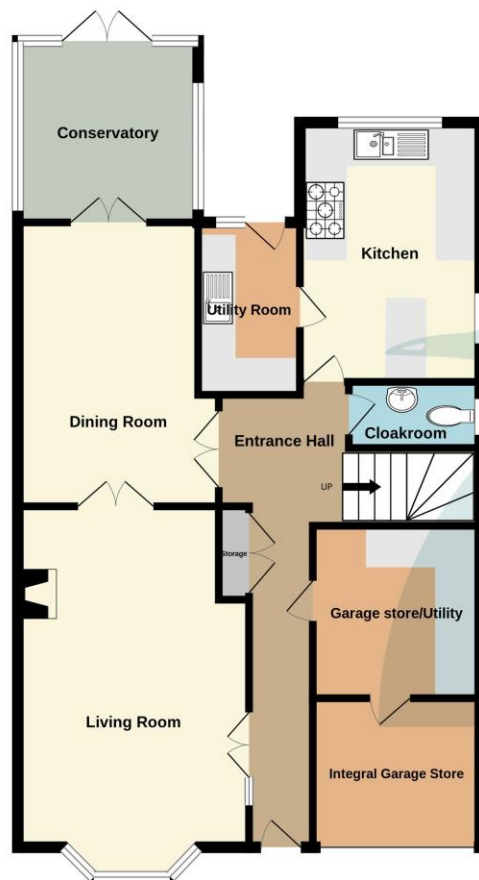
Agents Note

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
880 sq.ft. (81.7 sq.m.) approx.



Sitting Room
17' 5" x 12' 4" (5.30m x 3.76m)

Dining Room
11' 11" x 9' 1" (3.63m x 2.77m)

Conservatory
9' 3" x 9' 0" (2.82m x 2.74m)

Kitchen/Breakfast Room
12' 11" x 9' 2" (3.93m x 2.79m)

Utility Room
7' 11" x 5' 2" (2.41m x 1.57m)

Wc
6' 8" x 3' 1" (2.03m x 0.94m)

Utility/Garage Store
8' 9" x 8' 6" (2.66m x 2.59m)

Integral Garage/Store
8' 6" x 7' 7" (2.59m x 2.31m)

Bedroom One
16' 3" x 11' 11" (4.95m x 3.63m)

En-suite to Bedroom One
8' 7" x 6' 11" (2.61m x 2.11m)

Family Bathroom
8' 6" x 5' 8" (2.59m x 1.73m)

Bedroom Two
13' 6" x 8' 7" (4.11m x 2.61m)

Bedroom Three
8' 11" x 8' 6" (2.72m x 2.59m)

Bedroom Four
10' 4" x 7' 0" (3.15m x 2.13m)

TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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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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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