



5 Winter Drive
Hawkinge, FOLKESTONE, CT18 7QX
£325,000

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5 Winter Drive

Modern, light and airy three-bedroom family house with good size conservatory, garage and parking within a popular development. No Chain

Situation

The property is situated on Winter Drive, on the popular East side of Hawkinge. Set with easy access to countryside walks and bridleways. Hawkinge offers a wide range of amenities including Tesco Express, Lidl, GP and dental surgeries, two pharmacies, two primary schools, a Post Office, and a care home. Leisure options include a community centre, village hall, coffee shop, restaurants, local pubs, and various takeaways. A nearby bus stop provides regular services to Folkestone and Canterbury, both offering excellent shopping, education, and mainline rail links to London. The High-Speed service from Folkestone to London St Pancras via Ashford takes just 59 minutes. The property is also well located for road travel, with easy access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

This attractive, modern family home has been thoughtfully improved by the current owners, including the addition of a good-sized conservatory and an open-plan kitchen, creating a bright and spacious living environment.

The property features a canopied entrance leading into a welcoming entrance hall with cloakroom/WC.

The fitted kitchen is beautifully appointed with quality wood units, glass display wall units, built-in wine racks, a double oven, gas hob with chrome extractor hood, and space for a fridge/freezer and washing machine.

The spacious sitting/dining room has French doors leading into a large conservatory where a laminate floor extends throughout, providing a lovely connection to the garden.

Upstairs, the master bedroom benefits from ample fitted wardrobes, accompanied by two further bedrooms, a family bathroom with shower over this completes the first-floor accommodation.

Outside

The rear garden is laid to lawn, completely enclosed with high fencing plus a large patio area, perfect for outdoor entertaining.

The front is an area of neat lawn enclosed with established high hedging. A single garage is attached to the side of the property with access to the rear garden plus ample driveway parking to the front.

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: C

EPC Rating: C

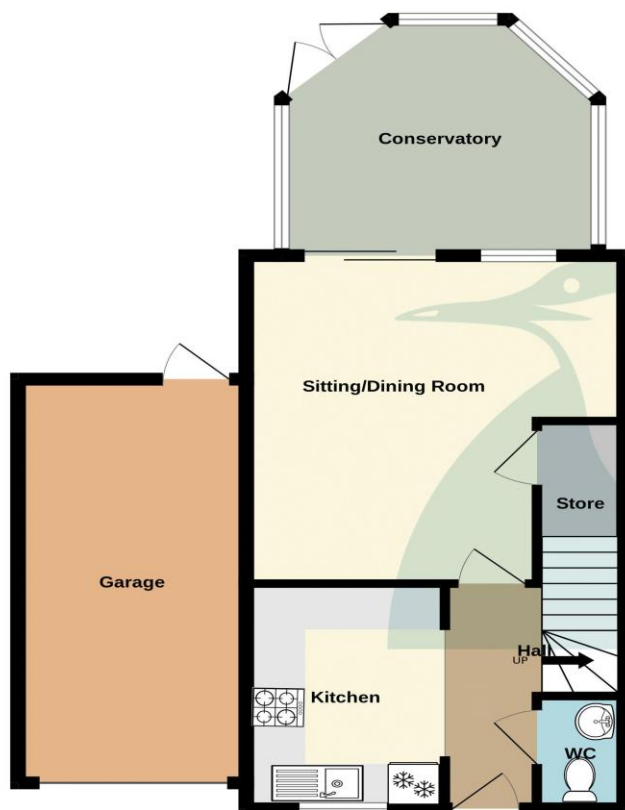
Agents Note

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.



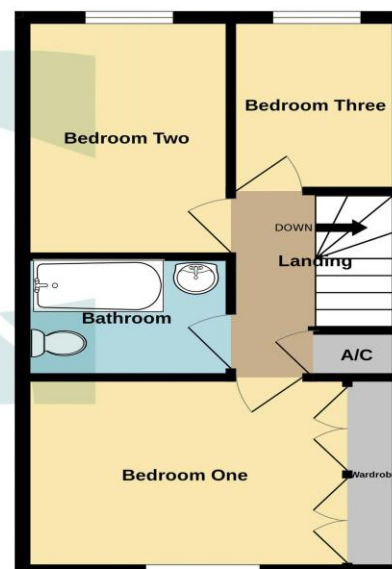
To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
641 sq.ft. (59.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1st Floor
364 sq.ft. (33.8 sq.m.) approx.



Entrance Hall

Kitchen

10' 5" x 7' 6" (3.17m x 2.28m)

Sitting/Dining Room

15' 2" x 14' 3" (4.62m x 4.34m) max

Conservatory

11' 10" x 10' 11" (3.60m x 3.32m) max

Cloakroom/WC

Landing

Bedroom One

12' 3" x 8' 9" (3.73m x 2.66m) plus wardrobes

Bedroom Two

11' 1" x 7' 10" (3.38m x 2.39m)

Bedroom Three

7' 9" x 6' 2" (2.36m x 1.88m)

Family Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Attached Garage

18' 8" x 8' 7" (5.69m x 2.61m)



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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