



5 De Havilland Close, Hawkinge,
FOLKESTONE, CT18 7FE
£425,000

colebrooksturrock.com





5 De Havilland Close, Hawkinge, Folkestone

Beautifully presented and improved detached modern house with large conservatory, open plan kitchen and dining room positioned in a desirable location.

Situation

This superb property is well located and set in a popular area of Hawkinge. 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 via Ashford 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 stunning detached house has been excellently and thoughtfully improved throughout and is now considered a stylish and comfortable family home. The first room you enter is a light and airy open plan hall/dining/kitchen area which offers a super space for entertaining and cooking without the need to leave your guests or the conversation! A generous and elegant sitting room with a feature fireplace and a very substantial quality conservatory can be found at the rear of the property giving lovely views over the pretty garden. There is also a downstairs cloakroom/WC. Upstairs are three bedrooms and a recently reconfigured and updated Jack and Gill

contemporary style bath/shower room. An early viewing is highly recommended.

Outside

The gardens are fully enclosed with a paved patio and neat lawn along with colourful established flower and shrub borders. A large insulated log cabin creates additional space for hobbies or as an office for those that work from home, (please note this cabin will be removed unless purchased by separate negotiation) while a storage shed is situated at the side for all things garden related which will remain. The front garden is mainly designated for off road parking, although there is a wonderful area of green foliage to one side.

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.

Tenure

Freehold

Current Council Tax Band: D

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**



Total Approximate Area = 1306 sq ft / 121.3 sq m
For identification only - Not to scale

Entrance Hall

Kitchen

13' 7" x 7' 3" (4.15m x 2.22m)

Dining Room

15' 1" x 7' 7" (4.60m x 2.32m)

Cloakroom/WC

Sitting Room

18' 10" x 14' 6" (5.73m x 4.43m)

Conservatory

18' 10" x 12' 11" (5.73m x 3.94m)

Landing

Bathroom

Bedroom One

12' 8" x 10' 0" (3.87m x 3.05m)

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Bedroom Three

8' 6" x 7' 9" (2.60m x 2.35m)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024.
Produced for Colebrook Sturrock 2014 Limited. REF: 1129281

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Ash • Elham • Saltwood • Sandwich • Walmer