



Proctor Walk, Hawkinge, Folkestone


MILES & BARR
EXCLUSIVE



41 Proctor Walk Hawkinge Folkestone Kent CT18 7QS



Description

Ground Floor

- Entrance Hall
- Cloakroom
- Office
9'6 x 6'4
(2.90m x 1.93m)
- Lounge
21'6 x 12'6
(6.55m x 3.81m)
- Kitchen
16'0 x 13'1
(4.88m x 3.99m)
- Dining Area
13' x 10'5
(3.96m x 3.18m)
- Bedroom Three
9'9 x 9'3
(2.97m x 2.82m)
- Bedroom Four
9'9 x 8'8
(2.97m x 2.64m))
- Family Bathroom
7'1 x 5'7
(2.16m x 1.70m)

Annex

- Bedroom Five
26'7 x 8'9
(8.10m x 2.67m)
- Shower Room

External

First Floor

- Bedroom One
15'1 x 10'
(4.60m x 3.05m)
- En-Suite Shower Room
- Bedroom Two
10'9 x 9'4
(3.28m x 2.84m)
- En-Suite Shower Room
- Driveway
- Detached Double Garage
- Workshop
- Rear Garden

Property

Tucked away from the road and located in ever popular Hawkinge, this five bedroom detached home is set within easy reach of Folkestone town centre and sea front, surrounded by good schooling at Junior, Secondary and Grammar levels and provides excellent transport links to Dover, Canterbury and beyond, making this home ideally situated for all your needs. The property is presented in immaculate condition and ready for a buyer to move straight in and make their own. Once inside you are greeted into a large hallway which leads onto the downstairs accommodation. To the right is the home office & cloakroom and to the left the family lounge. To the rear of the property is the modern open plan kitchen diner which is finished to a very high standard with a full range of integrated appliances, breakfast bar, pantry and under stairs storage. Upstairs are four beautifully presented bedrooms, two of which come with en-suite shower rooms plus a family bathroom. To the side of the property the owners have added a one bedroom annex with modern shower room and patio doors to the garden. This would be ideal for Air B & B, home salon, office or for dual family living. On top of this there is a detached double garage with loft storage and a workshop behind plus a driveway for a number of cars.



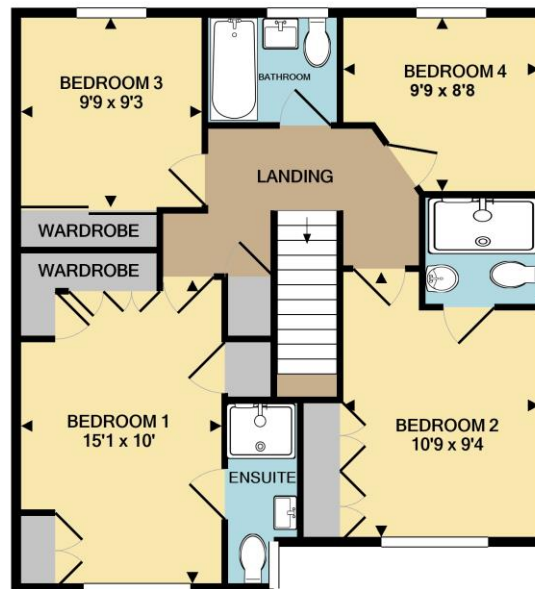
Location

Made up of the old and the new, Hawkinge is fast becoming one of the most popular places to be in the Folkestone area. Having a huge range of home styles from terraced houses all the way up to detached barns and executive homes, Hawkinge has all you need. The area has a great reputation for local schooling and the transport links to the surrounding big cities are fantastic. Approximately 12 miles from the city of Canterbury and 3 miles from the seaside town of Folkestone in the county of Kent. The village itself is nestled on top of the North Downs overlooking views of the Romney Marsh and Channel. The village boasts its own community centre, two schools, shops, village hall, a cricket club, a church and three pubs in the vicinity with excellent restaurants and two riding schools. Built on a former airfield a few historic buildings remain and the Kent Battle of Britain Museum is still located.



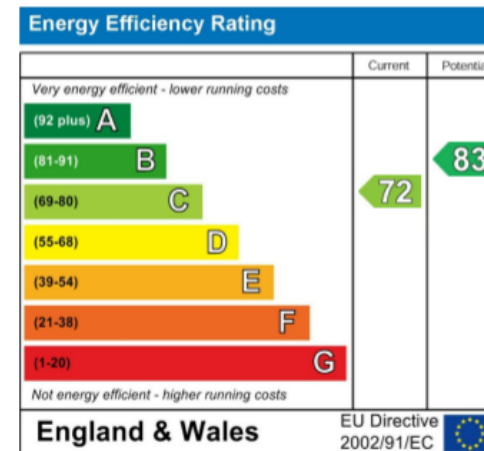


GROUND FLOOR
APPROX. FLOOR
AREA 976 SQ.FT.
(90.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1690 SQ.FT. (157.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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