



**6 CHERRY GARDEN LANE  
FOLKESTONE**

**£700,000 Freehold**

Occupying a particularly generous plot in a sought after location, within a short walk of Folkestone West Station, this substantial detached family house offers attractively presented and well proportioned accommodation. 2 reception rooms, kitchen/breakfast room, 3 bedrooms, study, garage, parking, gardens. EPC D



# **6 Cherry Garden Lane, Folkestone CT19 4AD**

**Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room,  
Three Double Bedrooms, Study, Bathroom, Cloakroom,  
Garage, Ample Parking, Secluded Gardens**

## **DESCRIPTION**

This handsome detached house occupies a particularly generous plot in an exclusive location. It is being in the ownership of the same family for many years and appears to have been well maintained during that period. It offers attractively presented accommodation of comfortable proportions which currently comprises a welcoming entrance hall leading to the sunny sitting room with its cosy woodburning stove, a separate dual aspect dining room and a spacious kitchen/breakfast room. On the first floor there are three double bedrooms, a study, bathroom and a cloakroom. There is also considerable scope to extend should additional space be required (subject to all necessary consents and approvals being obtained).

The house is set well back from the peaceful lane on which it is situated with a long garden to the front where the driveway provides off road parking for numerous vehicles. The rear garden is delightfully secluded with a large expanse of lawn and various seating areas ideal for alfresco dining end entertaining.

## **SITUATION**

Cherry Garden Lane is a particularly desirable address within a short walk from Folkestone West Station from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The chic coastal village of Sandgate is approximately 1 mile distant with its variety of cafes, bars and restaurants and the Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and various boutique shops and restaurants (All times and distances are approximate).

The accommodation comprises:

### **COVERED ENTRANCE PORCH**

Timber panelled door to:

### **ENTRANCE HALL**

Staircase to 1st floor, radiator, door to dining room, door to:-



### **SITTING ROOM**

Fireplace recess inset with woodburning stove with built in low level cupboards to alcoves at either side, deep square double glazed bay window to front, double glazed window to side, coved ceiling, radiators.

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a range of cupboard and drawer units incorporating integrated Smeg dishwasher, integrated fridge and freezer, integrated stoves double oven, worksurface inset with 1 ½ bowl ceramic sink with mixer tap, stoves four burner gas hob with extractor hood above, coordinating wall cupboards and display cabinets, double glazed window to side, timber and glazed doors giving access to the garden, further timber and glazed door, cupboard housing floor standing Worcester gas boiler, access to utility cupboard with recess and plumbing for washing machine and tumble dryer, tiled floor, coved ceiling, radiators.

### **DINING ROOM**

Attractive timber fireplace surround inset with cast iron fireplace, double glazed window overlooking the front garden, coved ceiling, radiators, timber and glazed panelled door giving access to the rear garden.

### **FIRST FLOOR LANDING**

Double glazed window over stairwell, access to loft space, door to airing cupboard housing factory lagged hot water cylinder, double glazed window to rear, coved ceiling, radiators, doors to:-

### **BEDROOM 1**

Double glazed windows to front and side, access to built-in wardrobe cupboard, dado rail, coved ceiling, radiator.

### **BEDROOM 2**

Access to built-in wardrobe cupboards, double glazed window to front, radiator, coved ceiling door to **Walk in storage area** with window overlooking rear garden.

### **BEDROOM 3**

Built in wardrobe cupboard, double glazed sash window to side, coved ceiling, radiator.

### **BATHROOM**

Bath set into tiled surround with mixer tap and handheld shower attachment, low-level WC, pedestal wash basin, tiled shower enclosure with thermostatically controlled shower, obscure double glazed sash window to side, part tiled walls, two wall light points, radiator.

### **CLOAKROOM**

Low level WC, obscured double glazed window to side, coved ceiling, wall mounted electric heater.

### **STUDY**

High-level double glazed window, radiator.

### **Front Garden**

The garden to the front of the property is set behind a low wall and a driveway provides off road parking for a number of vehicles and access to the integral garage. The remainder of the garden is laid extensively to lawn edged with borders stocked with a variety of shrubs, herbaceous and other plants and specimen trees including silver birch and a flowering cherry. A gate to the side of the property leads to the rear garden and to the opposite side, running alongside the garage a pathway leads to the:-

### **INTEGRAL GARAGE**

Pair of timber doors to front, window to rear, power and light.

### **Rear Garden**

Directly to the rear of the property is a generous paved patio area, the remainder of the garden is laid extensively to lawn and is enclosed by timber panelled fencing and mature hedging. There is a variety of shrubs and specimen trees, a further patio to the rear of the garden. To the side of the property is a timber shed and wrought iron gate giving access to the front garden.







Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

**EPC Rating Band D.**

**COUNCIL TAX**

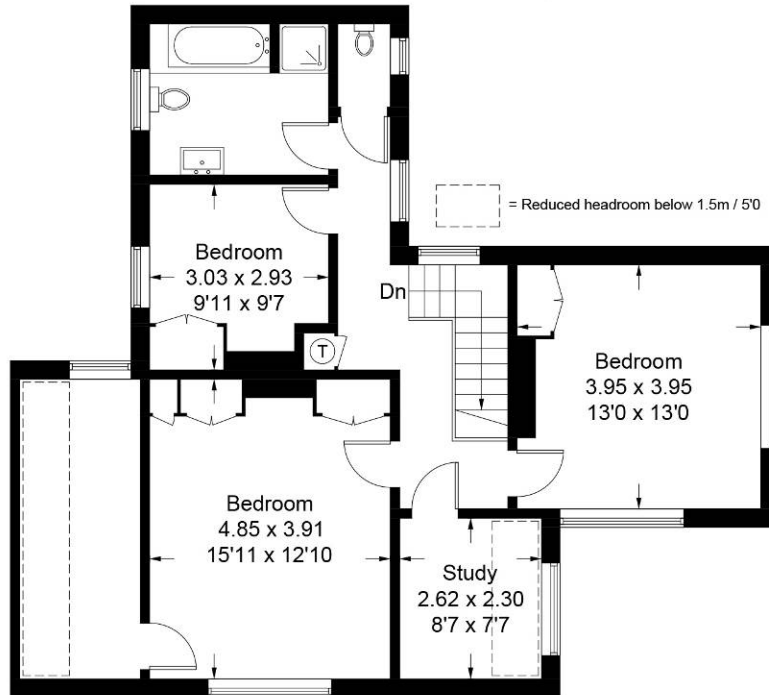
Band F approx. £3233.61 (2023/24)  
Folkestone & Hythe District Council.

**VIEWING**

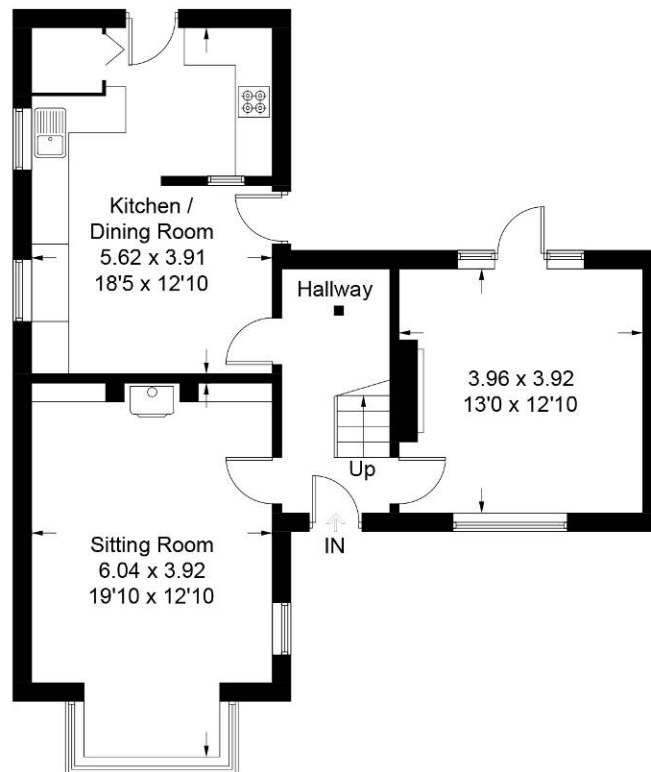
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

# Cherry Garden Lane, Folkestone, CT19

Approximate Gross Internal Area  
Ground Floor = 68.2 sq m / 734 sq ft  
First Floor = 82.0 sq m / 883 sq ft  
Total = 150.2 sq m / 1617 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970682)