



The Puffins, Chalk Pit, Folkestone, CT18 8BG
Guide Price £1,150,000





Folkestone, CT18 8BG

Welcome to this stunning and truly unique, 6-bedroom detached family home available with no onward chain, is arranged over 3 floors, and with spectacular west facing elevated views over open countryside and the North Downs. It is located on a hillside position within 3.82 acres including lawns, terraces and woodland, on the edge of the village of Newington and within a few minutes drive of nearby Folkestone, providing excellent primary and grammar schools. Folkestone's vibrant Harbour Arm and creative quarter offer a range of bars, restaurants and coffee shops. There are also a range of supermarkets to choose from.

As you step inside The Puffins you are greeted by a spacious and bright interior space that is perfect for both relaxing with family and entertaining guests, comprising a Sitting Room, Kitchen/Dining Room, Family Room and Conservatory. The 6 bedrooms provide ample space for a growing family or for those who love to have guests over. Each room throughout is thoughtfully designed to create a warm and inviting atmosphere and the flexible accommodation, including a Utility area and a generous Balcony overlooking the magnificent countryside views. The lower ground floor space also lends itself to easily creating a granny/teenage annexe. The vendors have had solar panels installed providing electricity for the property and car charging points and meaning that their electricity bills are particularly low.

Transport links are very convenient, with Folkestone's two mainline train stations providing a high speed rail access to London in under one hour, and by car via the M20 motorway. There is also easy access to the continent via the nearby Channel Tunnel.

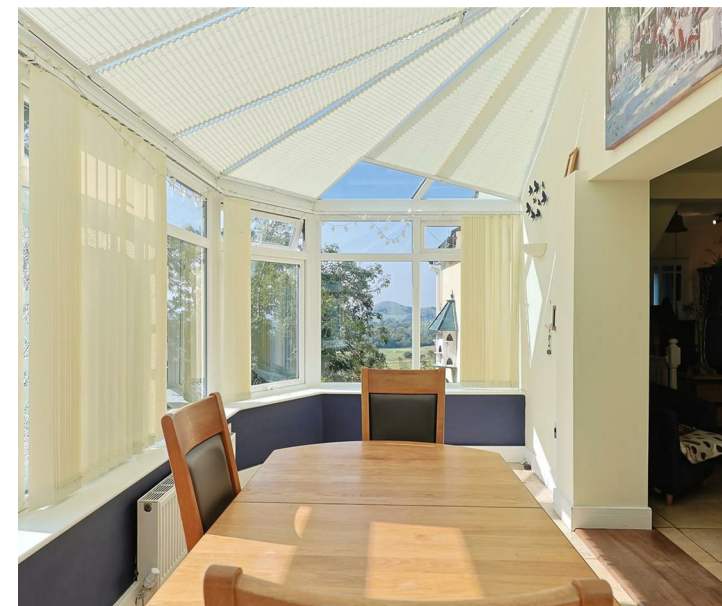
Whether you enjoy a morning coffee enjoying the spectacular views from the terraces or garden, a cosy evening by the fireplace, or a leisurely stroll in the nearby countryside, this house has something for everyone. Don't miss out on the opportunity to make this house your home and experience the best of what its truly wonderful location has to offer.





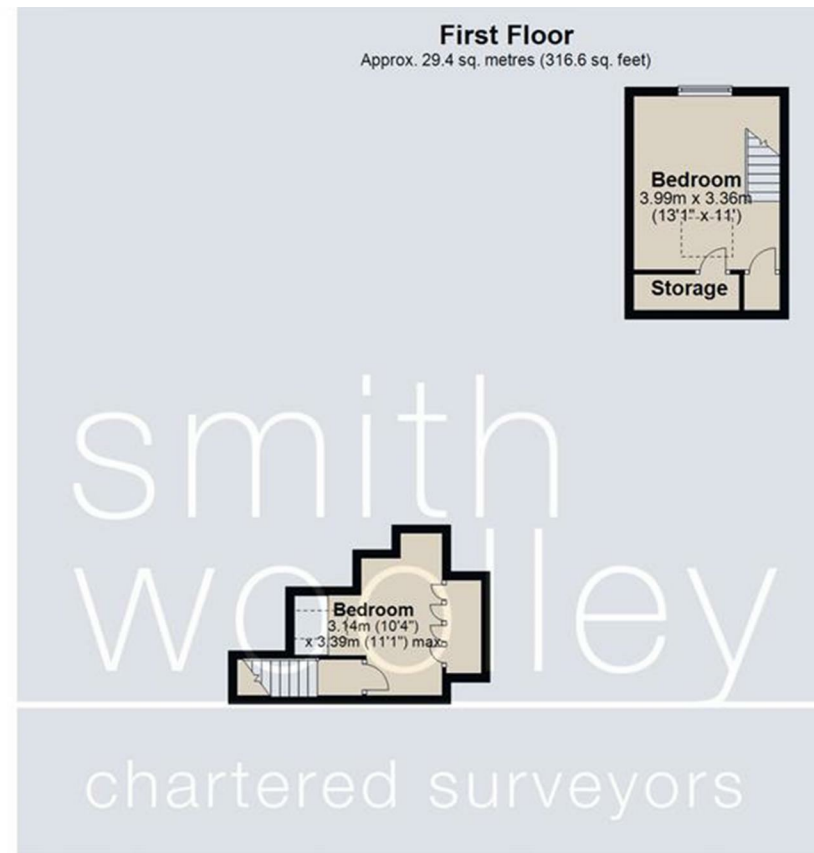
The Puffins, Chalk Pit	
Entrance Hall	18'3" x 11'0" (5.57 x 3.36)
Principal Bedroom	11'7" x 14'9" max (3.55 x 4.51 max)
En-suite	
Bedroom 2	11'5" x 11'10" max (3.48 x 3.61 max)
Family Bathroom	
Hallway	
Sitting Room	16'11" x 22'4" (5.17 x 6.82)
Kitchen / Dining Room	12'5" x 28'0" (3.79 x 8.55)
Conservatory	7'7" x 18'3" (2.33 x 5.57)
Family Room	13'8" x 8'6" (4.18 x 2.61)
Sun Terrace	
Balcony	
Rear Garden	
Bedroom 1 (lower ground)	19'7" x 8'6" (5.97 x 2.61)
Bedroom 2 (lower ground)	11'10" x 9'7" (3.63 x 2.93)
En-suite (lower ground)	
Utility Room	9'11" x 7'10" (3.04 x 2.39)
Bedroom 1 (first floor)	13'1" x 11'0" (3.99 x 3.36)
Bedroom 2 (first floor) / Study	10'3" x 11'1" max (3.14 x 3.39 max)
Outside	

- NO ONWARD CHAIN
- Spectacular elevated views
- Solar panels
- Stunning setting in the Kent countryside
- Flexible accommodation
- Balcony facing the countryside views
- 6 Bedrooms

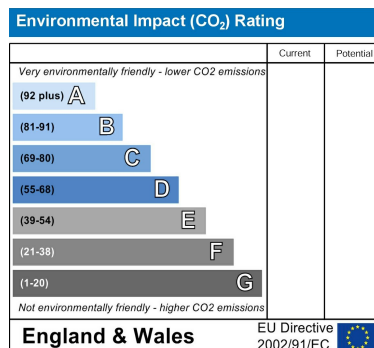
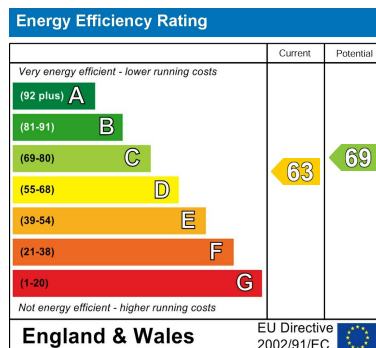




Floor Plans (*Additional floors may be continued on further brochure pages)



EPC



Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.

43 Castle Avenue, Folkestone, Kent, CT20 2RB

Tel: 01303 226622 Email: sales@smithwoolley.com <http://www.smithwoolley.com>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.