



1 Barnhurst Lane, Hawkinge,
Folkestone, CT18 7AU
£350,000 NO CHAIN

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1 Barnhurst Lane, Hawkinge, Folkestone

Ideally located close to all village amenities a deceptively spacious three bedroom semi-detached chalet bungalow with planning consent for side extension - NO CHAIN.

Situation

This property is in an excellent location situated in a quiet lane close to all village amenities in the village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away and several riding establishments. A bus service runs to both the coastal port of Folkestone to the South and, to the North via the A2, 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 is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 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

Tucked away in a quiet no through lane, this spacious three bedroom chalet bungalow has so much to offer with planning consent granted together with foundations/footings prepared for a generous side extension. On entering the property there is an entrance hall with large kitchen/breakfast room to the rear, spacious sitting room opening into an adjoining dining room, family ground floor bathroom and two ground floor bedrooms. On the first floor is a further double bedroom with Velux window and en-suite. Together with the proposed granted side extension and

further modifications this property could be a substantial family home offering flexible accommodation and should be viewed at your earliest convenience.

Outside

The rear gardens envelope this corner plot with a neat area of manicured lawn, paved patio adjacent to the property, raised brick border planting, generous timber summerhouse, workshop and shed to remain. Access to the front and side via high timber gates. Driveway parking to the front for several vehicles.

Services

All main services are understood to be connected to the property.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

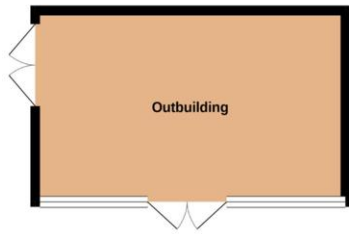
Agents Note

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.



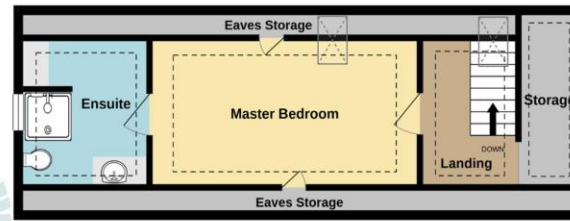
To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1084 sq.ft. (100.8 sq.m.) approx.



1st Floor
430 sq.ft. (40.0 sq.m.) approx.

REDUCED HEADHEIGHT



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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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Sitting Room

12' 0" x 15' 3" (3.65m x 4.64m)

Dining Room

9' 10" x 11' 9" (2.99m x 3.58m)

Kitchen/Breakfast Room

12' 8" x 11' 10" (3.86m x 3.60m)

Study

9' 5" x 7' 10" (2.87m x 2.39m)

Master Bedroom

9' 0" x 16' 10" (2.74m x 5.13m)

En-suite Shower Room

9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom 2

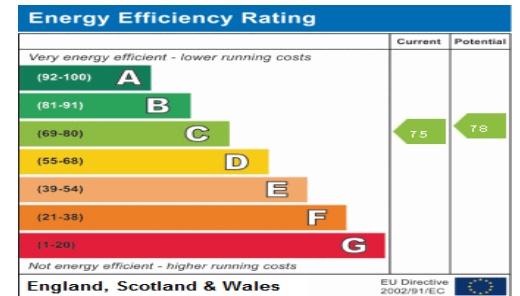
11' 10" x 11' 6" (3.60m x 3.50m)

Bathroom

5' 9" x 8' 10" (1.75m x 2.69m)

Outbuilding

11' 6" x 19' 4" (3.50m x 5.89m)



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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.

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