



13 Kestrel Walk, Hawkinge
Folkestone, CT18 7RY
£550,000

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13 Kestrel Walk, Hawkinge, Folkestone

A most desirable spacious Pentland four bedroom detached family house with three reception rooms, large kitchen/breakfast room, master en-suite with separate walk-in wardrobe and double detached garage.

Situation

Kestrel Walk is situated within a quiet close on the Bayeuxfield Development within Terlingham Village in 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 the 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, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The long awaited High Speed Rail Link is now fully operational reducing the 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 exceptionally well-appointed detached Pentland family house offers deceptively spacious accommodation benefitting from upvc windows and doors and full gas fired central heating with underfloor heating to the ground floor. On entering the property there is a generous entrance hall with double doors opening into the double aspect sitting room, downstairs wc, good size home office to the front and separate dining room with feature bay window overlooking the green. The modern kitchen/breakfast room is again of double aspect with quality integrated appliances and leads to a matching utility room which gives access to the rear

garden. On the first floor there is a lovely galleried landing with four good size bedrooms, two of which have fitted wardrobes with the generous master bedroom having an en-suite and separate walk-in wardrobe. The family bathroom is of a good size and modern in design. This light and airy family house offers spacious family accommodation and should be viewed at your earliest convenience to fully appreciate all that it has to offer together with its fabulous position overlooking the lovely green.

Outside

The south facing rear gardens envelope the property, mainly laid to neat lawn and incorporating a sheltered paved patio to the side with private rear access into the detached double garage where there is power and light. Shed to remain. Access to the front and side via a high timber gate. Parking in front of the double garage. To the front there is an area of neat lawn with manicured border hedging.

Services

All main services are understood to be connected to the property. Management charges are payable annually and the charge for 2024 is £98.04.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: B

Agents Note

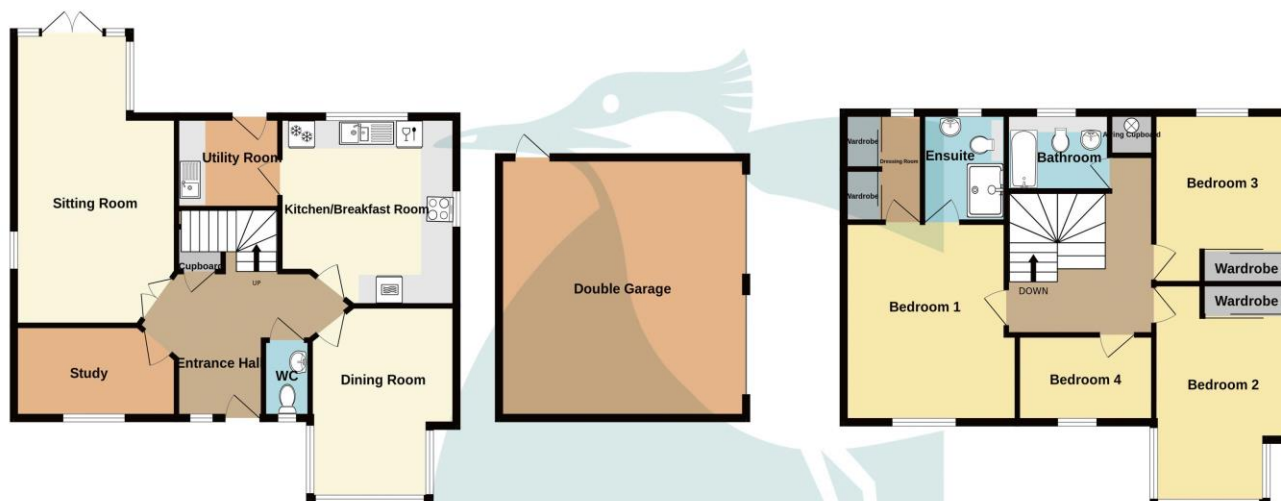
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground Floor
1133 sq.ft. (105.2 sq.m.) approx.

1st Floor
772 sq.ft. (71.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1905 sq.ft. (176.9 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

20' 10" x 11' 11" (6.35m x 3.63m)

Kitchen/Breakfast Room

13' 8" x 12' 9" (4.16m x 3.88m)

Dining Room

11' 0" x 10' 7" (3.35m x 3.22m)

Study

12' 0" x 6' 7" (3.65m x 2.01m)

Utility Room

7' 9" x 6' 6" (2.36m x 1.98m)

First Floor Landing

Master Bedroom

14' 3" x 12' 1" (4.34m x 3.68m)

Ensuite

7' 10" x 6' 3" (2.39m x 1.90m)

Dressing Room

7' 10" x 5' 11" (2.39m x 1.80m) into wardrobes
7'10 x 3'3 (2.39 x 0.99m) excluding wardrobes

Bedroom Two

15' 9" x 10' 7" (4.80m x 3.22m) including wardrobes

Bedroom Three

11' 11" x 9' 6" (3.63m x 2.89m) including wardrobes

Bedroom Four

10' 10" x 6' 5" (3.30m x 1.95m)

Family Bathroom

7' 6" x 6' 8" (2.28m x 2.03m)

Double Garage

18' 7" x 18' 1" (5.66m x 5.51m)

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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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