



6 Harvest Way
Hawkinge, FOLKESTONE, CT18 7PE
£639,000

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6 Harvest Way, Hawkinge, FOLKESTONE

A superb detached traditionally built family house with five bedrooms, two reception rooms, large conservatory and South facing gardens in popular location.

Situation

The property is ideally situated within the popular Meadows development being enviably positioned overlooking one of the village greens. 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 a new excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, 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 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

This stunning detached family house was constructed by the highly regarded Pentland Homes. Built to a very high specification being constructed of brick and block cavity walls with cavity insulation and considered to be luxuriously appointed with many excellent features including ornate coving, ceiling roses to principle reception rooms, alarm system and a pleasant emphasis on natural wood finishes throughout. The accommodation is spacious and offers on the ground floor an entrance hall, sitting room with centralised fireplace, separate dining room, excellently fitted kitchen/breakfast room with integrated appliances and matching utility room. There is also a cloakroom/wc and beautiful large conservatory. On the first floor there is a spacious galleried landing with master bedroom with built-in

wardrobes and large newly installed en-suite contemporary shower room, four further generous size bedrooms and family bath/shower room. This really is a stunning family home and an early viewing is essential to fully appreciate its size and location.

Outside

The South facing gardens are of a good size and are not overlooked, completely enclosed by high panelled fencing. Mainly laid to neat manicured lawn with pretty border planting with a generous area of paved patio adjacent to the rear of the property, conservatory and side where there is access to the front via a high timber gate. The front is considered low maintenance with a generous area of manicured lawn and neat block pavia driveway parking for several vehicles in front of the integral garage.

Services

All main services are understood to be connected. Gas Fired Central Heating. Solar Panels.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

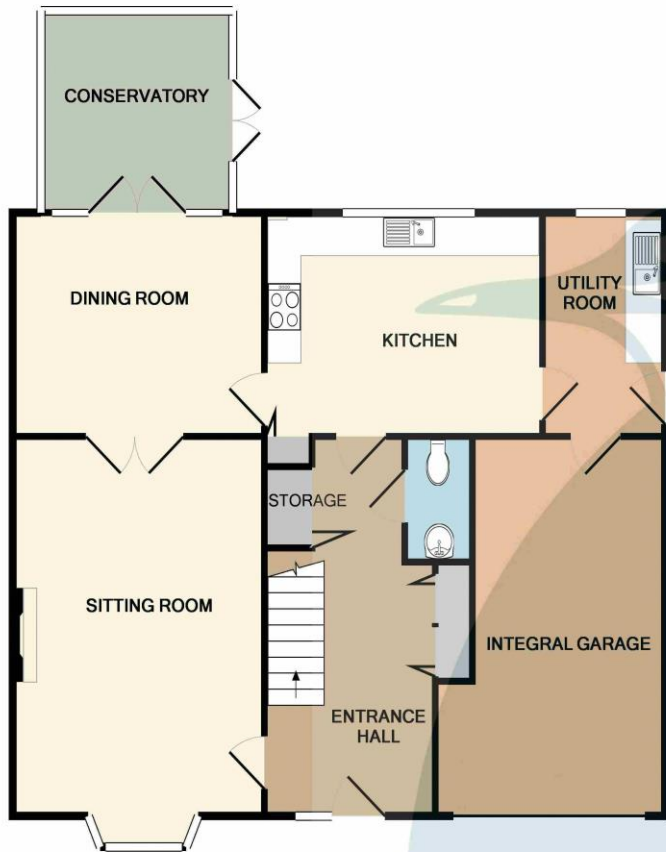
EPC Rating: D

Agents Note

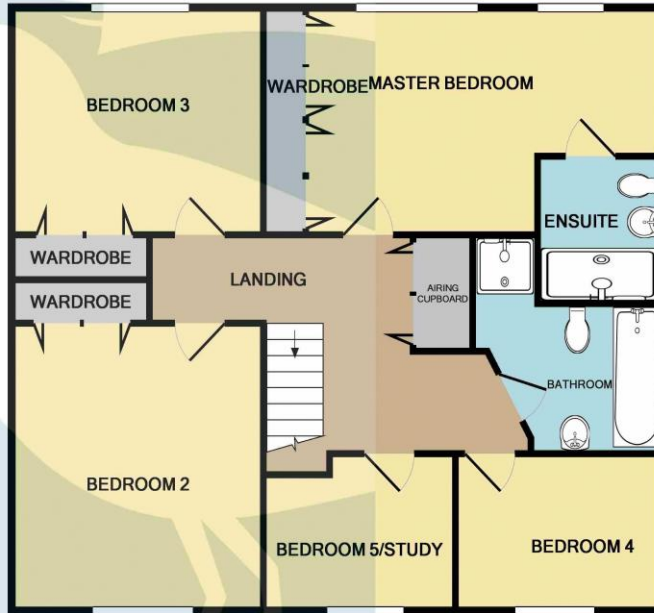
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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



GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 912 SQ.FT.
(84.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1920 SQ.FT. (178.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	64 77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
A (92-100)	56 70
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

Entrance Hall

Sitting Room

17' 7" x 12' 4" (5.36m x 3.76m)

Dining Room

12' 4" x 10' 2" (3.76m x 3.10m)

Conservatory

9' 6" x 9' 6" (2.89m x 2.89m)

Kitchen

13' 8" x 10' 2" (4.16m x 3.10m)

Utility Room

10' 3" x 5' 9" (3.12m x 1.75m)

Downstairs Cloakroom

6' 1" x 3' 1" (1.85m x 0.94m)

Integral Garage

18' 1" x 9' 3" (5.51m x 2.82m)

First Floor Landing Master Bedroom

18' 1" x 10' 3" (5.51m x 3.12m)

En-Suite to Master Bedroom

6' 9" x 6' 1" (2.06m x 1.85m)

Bedroom Two

13' 7" x 12' 4" (4.14m x 3.76m)

Bedroom Three

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom Four

10' 3" x 7' 5" (3.12m x 2.13m)

Bedroom Five/Study

9' 5" x 7' 5" (2.87m x 2.13m)

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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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