



6 St. Denys Road, Hawkinge,  
Folkestone, CT18 7BU  
Guide £439,995

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# 6 St. Denys Road, Hawkinge, Folkestone

A fantastic modern and stylish family house completely renovated and improved throughout with large gardens and parking. No Chain.

## Situation

This superb property is idyllically positioned in a quiet private gated lane within the centre of Hawkinge offering easy access to all the village amenities. 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, 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

This beautifully updated and improved family house has been practically rebuilt throughout, it has that 'new house' feel in every room along with quality fixtures and fittings and electrical goods. The flow of the accommodation works exceptionally well with a large sitting room at the front and an extensively fitted kitchen/dining room at the rear with doors opening out into the garden. Upstairs are three bedrooms and a family bathroom. There is a super ambience once inside with a conscious emphasis on creating a calm and stylish space plus, with its multitude of windows the natural light floods

effortlessly through the whole property. Neutral carpets, flooring and white fresh décor complete the modern design and with no chain it is a property not to be missed.

## Outside

The rear garden is mainly laid to lawn with a large patio adjacent to the property perfect for entertaining. The front of the property has been blocked paved and provides parking for 2 vehicles.

## Services

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

Please note: a charge of £20 per month is payable for the upkeep of the private lane.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: E**

**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**



Total Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



### Sitting Room

16' 3" x 10' 7" (4.95m x 3.23m)

### Kitchen / Dining Room

15' 5" x 13' 0" (4.70m x 3.96m)

### Utility Room

10' 6" x 4' 8" (3.20m x 1.42m)

### Bedroom One

13' 11" x 9' 9" (4.24m x 2.97m)

### Bedroom Two

11' 4" x 7' 11" (3.45m x 2.41m)

### Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

### Bathroom

8' 2" x 4' 8" (2.49m x 1.42m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1114896

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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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