



1 Cemetery Cottages, Aerodrome Road
Hawkinge, Folkestone, CT18 7AG
£375,000

colebrooksturrock.com





1 Cemetery Cottages

Aerodrome Road, Hawkinge, Folkestone

A semi-detached family house well worthy of the modernisation it now requires, set in fabulous large gardens in a quiet lane with gated parking. No Chain.

Situation

Idyllically positioned in a quiet no through private lane with only one other neighbouring property. 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 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

This property is one of two houses in the lane and is, in its entirety, in its original state. It would now benefit from modernisation and updating throughout and would certainly accommodate a generous two storey extension at the side subject to the usual consents. Although clearly dated, it is in an immaculate and liveable condition with a spacious entrance hall, sitting room, kitchen, rear lobby with W/C, utility cupboard and two ground floor bedrooms. Upstairs is a further bedroom and a generous loft room again ideal for conversion to a large bedroom if desired. An early viewing is highly recommended.

Outside

The gardens are a simply stunning feature, having a large extensive net lawn bordered by established hedging while being private and adjacent to open land. An area of decking offers a tranquil space in which to enjoy the garden and partake in some outside dining. There are three very useful good size sheds and a greenhouse plus a long gravel gated drive, allowing parking for several vehicles with ample space to erect garaging subject to the necessary consents. Note; although the small lane leading to the two cottages is private there is no maintenance cost.

Services

Mains water and electricity connected. Private drainage.

Local Authority

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

Tenure Freehold

Current Council Tax Band: C

EPC Rating: E

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.

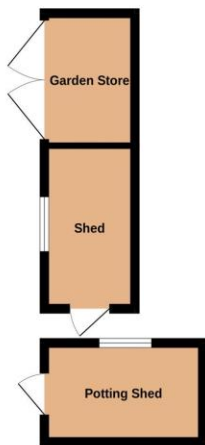


To view this property call Colebrook Sturrock on **01303 892000**

Outbuildings
162 sq.ft. (15.1 sq.m.) approx.

Ground Floor
578 sq.ft. (53.7 sq.m.) approx.

1st Floor
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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.
Made with Metropix ©2024

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

Entrance Hall

Sitting / Dining Room
13' 11" x 10' 11" (4.24m x 3.32m)

Kitchen
11' 0" x 6' 4" (3.35m x 1.93m)

Rear Lobby (Utility and WC)

Bedroom Two
12' 0" x 9' 11" (3.65m x 3.02m)

Bedroom Three
9' 11" x 9' 11" (3.02m x 3.02m)

Bathroom
6' 4" x 5' 5" (1.93m x 1.65m)

First Floor
Bedroom One
14' 8" x 10' 4" (4.47m x 3.15m)

Loft Room
23' 3" x 13' 6" (7.08m x 4.11m) narrowing to 8' 9" (2.66m)

Potting Shed
10' 0" x 6' 0" (3.05m x 1.83m)

Shed
9' 10" x 5' 10" (2.99m x 1.78m)

Garden Store
8' 0" x 5' 10" (2.44m x 1.78m)

135 Canterbury Road, Hawkinge, Kent, CT18 7BS
t: 01303 892000
e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



Also in: Ash • Elham • Saltwood • Sandwich • Walmer

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.