



1 Old Rectory Close, Hawkinge,  
Folkestone, CT18 7BX  
£375,000

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# 1 Old Rectory Close, Hawkinge, Folkestone

A detached bungalow well worthy of the modernisation now required with three bedrooms, garage, driveway parking plus several outbuildings with NO CHAIN.

## Situation

The property is in a small and quiet popular Close of similar size and age properties close 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 a new 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 detached bungalow is conveniently located close to all village amenities in a small cul-de-sac just off the popular Mill Lane. It would now benefit from updating throughout in order to bring it up, to today's standards. The property is clean and tidy and could quite easily be lived in while a modernisation programme is considered. The present accommodation consists; a front conservatory/entrance porch, hallway, three bedrooms, family bathroom, a triple aspect sitting/dining room and a kitchen/breakfast room with a door leading to the driveway and garage.

From the hallway a pull down ladder leads up to the extremely spacious loft, which has a Velux window already in situ and could be converted subject to the usual consents etc.

## Outside

The extensive gardens sweep beautifully around the bungalow from the front, side and out to the rear. A colourful array of various trees, plants, shrubs and flowers are interspersed within the several areas throughout the garden. A greenhouse and two brick built stores offer additional interest and storage for the keen gardener. A garage and long driveway complete this super property, where an internal viewing is highly recommended.

## Services

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

## Local Authority

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

**Tenure** Freehold

**Current Council Tax Band:** D

**EPC Rating:** E

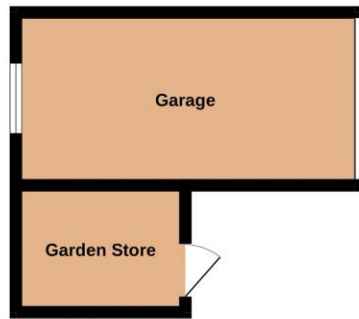
## Agents Note

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  
179 sq.ft. (16.7 sq.m.) approx.



Ground Floor  
939 sq.ft. (87.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA ; 1118 sq.ft. (103.9 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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### Entrance Porch / Conservatory

17' 2" x 6' 3" (5.23m x 1.90m)

### Entrance Hall

### Sitting / Dining Room

20' 1" x 11' 2" (6.12m x 3.40m)

### Kitchen / Breakfast Room

11' 8" x 8' 10" (3.55m x 2.69m)

### Bathroom

6' 5" x 5' 5" (1.95m x 1.65m)

### Bedroom One

14' 0" x 9' 10" (4.26m x 2.99m)

### Bedroom Two

10' 11" x 9' 10" (3.32m x 2.99m)

### Bedroom Three

8' 10" x 7' 6" (2.69m x 2.28m)

### Store

8' 0" x 6' 0" (2.44m x 1.83m)

### Garage

16' 1" x 8' 2" (4.90m x 2.49m)

### Garden Store

8' 0" x 6' 0" (2.44m x 1.83m)

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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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