



11 Uphill, Hawkinge,
Folkestone, CT18 7FG
£450,000

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11 Uphill, Hawkinge, Folkestone

Spacious four bedroom detached family house situated in a desirable location. Kitchen/breakfast room, sitting room, separate dining room, master bedroom with built-in wardrobes and en-suite, integral garage and driveway parking. **NO CHAIN.**

Situation

This super property is situated in Uphill. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself 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 Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run 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 High-Speed Rail Link reduces 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.

bathroom. Internal viewing is highly recommended to appreciate all this property has to offer.

Outside

The Southerly facing rear garden is fully enclosed, mainly laid to lawn with a paved patio adjacent to the property itself while two further patios can be found at the end of the garden. The front garden is mainly laid to lawn with the remainder being designated for off road parking. A large established hedge borders the main driveway offering a good degree of privacy while the integral garage has power and light with an up and over door to the front.

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: 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.



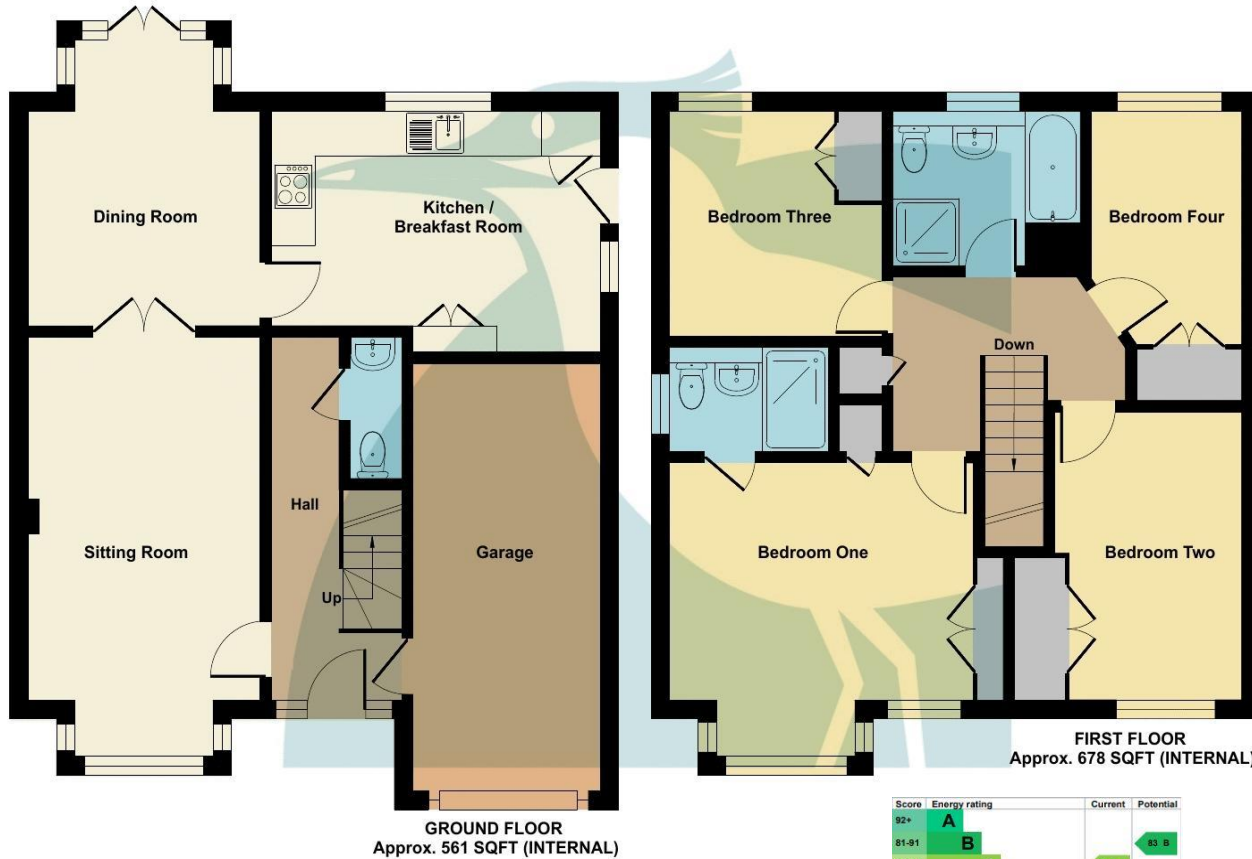
The Property

This spacious family home is ideally positioned in a most desirable and sought after location, it benefits from light and airy accommodation which includes; a dual aspect sitting room with wide square bay to the front and a gas fireplace, separate dining room with wide bay and French doors leading out to the garden, well fitted kitchen/breakfast room with built-in double oven, gas hob, integral fridge/freezer and an automatic washing machine. From the hallway is a cloakroom/wc an internal door to the garage and stairs leading to the first floor. Upstairs is a large master bedroom with built-in wardrobes and an en-suite shower room, three further good size bedrooms all with built-in wardrobes and a family



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

Total Approximate Area = 1239 sq ft / 115.1 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1396 sq ft / 129.5 sq m
 For identification only - Not to scale



Hall
15' 11" x 6' 1" (4.85m x 1.86m)

Cloakroom / WC

Sitting Room
18' 4" x 10' 1" (5.60m x 3.07m) into bay

Dining Room
12' 6" x 10' 5" (3.82m x 3.17m)

Kitchen / Breakfast Room
14' 9" x 10' 7" (4.50m x 3.22m)

Integral Garage
18' 7" x 8' 6" (5.71m x 2.59m)

Bedroom One
15' 0" x 12' 10" (4.56m x 3.91m) into bay

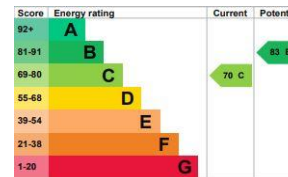
Bedroom One En-Suite
8' 5" x 7' 1" (2.56m x 2.17m)

Bedroom Two
12' 8" x 8' 8" (3.85m x 2.65m)

Bedroom Three
10' 5" x 9' 6" (3.17m x 2.90m)

Family Bathroom
7' 1" x 4' 7" (2.17m x 1.39m)

Bedroom Four
12' 8" x 6' 11" (3.87m x 2.12m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1177189

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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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