



6 Oak Drive  
Hawkinge, FOLKESTONE, CT18 7DJ  
£425,000

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# 6 Oak Drive, Hawkinge, FOLKESTONE

A deceptively spacious and adaptable family home that offers a perfect blend of spacious living and modern comforts, making it an ideal choice for families of all sizes.

## Situation

This super family home is nestled away in a desirable cul-de-sac in the sought-after area of Hawkinge within a short distance of the main village amenities which include 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, The Cook's Table Coffee Shop, the White Horse 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

A large welcoming entrance hall leads off to a delightful sitting room with sliding doors to garden, a separate dining room which in turn opens to a lovely bright and airy conservatory with views out over the immaculate gardens. A well-appointed kitchen can be found at the rear of the property also with views over the garden, while a ground floor bedroom would be ideal for guests or as a home office, this versatile space offers added convenience and flexibility. The modern wet room on the ground floor adds practicality for busy family life, while the first floor features four spacious bedrooms that can accommodate families with ease, especially with the large master bedroom boasting a generous ensuite shower room and built-in wardrobes.

This family home offers all the conveniences of modern living with its adaptable spaces that cater to various family needs, while the outdoor areas provide a wonderful retreat. Don't miss the chance to make this delightful property your new home! To arrange a viewing or for further information, please contact us today!

## Outside

The outdoor space is a true highlight, featuring beautifully landscaped gardens designed for low maintenance with raised borders and patios, perfect for alfresco dining or simply to take a break! A neat lawn stretches out to the side of the property, bordered by pretty flower beds, creating an inviting outdoor environment for children to play or for gardening enthusiasts. At the front is a paved driveway and double garage.

## Services

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

## Local Authority

Folkestone & Hythe Council

## Tenure

Freehold

## Current Council Tax Band: E

## 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.



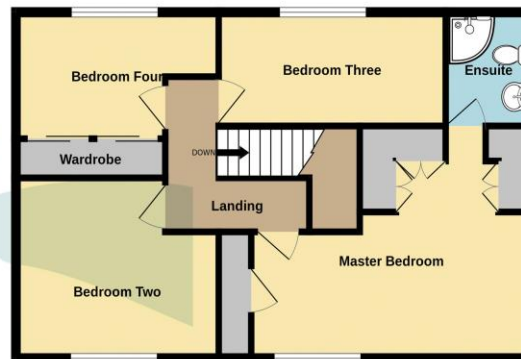


To view this property call Colebrook Sturrock on **01303 892000**

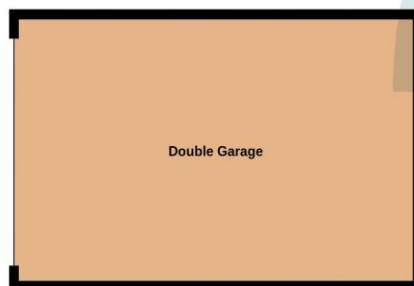




1st Floor  
633 sq.ft. (58.8 sq.m.) approx.



Outbuildings  
388 sq.ft. (36.1 sq.m.) approx.



#### TOTAL FLOOR

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other information, this plan is for guidance only and does not constitute a contract. The services, appliances and fittings are as shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Entrance Hall

## Sitting Room

15' 10" x 12' 5" (4.82m x 3.78m)

## Dining Room

14' 2" x 10' 2" (4.31m x 3.10m)

## Conservatory

13' 0" x 10' 8" (3.96m x 3.25m)

## Kitchen

8' 8" x 8' 5" (2.64m x 2.56m)

## GF Bedroom/Reception Room

12' 5" x 8' 6" (3.78m x 2.59m)

## Wet Room

6' 8" x 5' 5" (2.03m x 1.65m)

## First Floor Landing

## Bedroom One

17' 4" x 13' 1" (5.28m x 3.98m)

## Ensuite

6' 9" x 5' 11" (2.06m x 1.80m)

## Bedroom Two

13' 0" x 10' 7" (3.96m x 3.22m)

## Bedroom Three

13' 11" x 6' 5" (4.24m x 1.95m)

## Bedroom Four

8' 9" x 7' 4" (2.66m x 2.23m)

## Double Garage

24' 8" x 15' 9" (7.51m x 4.80m)

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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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