



17 Kestrel Walk  
Hawkinge, Folkestone, CT18 7RY  
O.I.E.O £350,000 No Chain

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# 17 Kestrel Walk, Hawkinge, Folkestone

Modern, chain free semi-detached Pentland built house with three bedrooms and two bathrooms, garage, parking and lovely open outlook.

## Situation

Kestrel Walk is situated within a quiet close on the Bayeuxfield Development within Terlingham Village in Hawkinge. Close by are a number of walks and rides over surrounding countryside. 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, 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 from Folkestone to London St Pancras via Ashford takes 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 immaculately presented family style home offers a luxurious and modern feel throughout. The entrance hall is a good size with a tiled floor while the kitchen is well equipped with high-quality integral appliances.

There is an 'L-shaped' sitting/dining room positioned at the rear providing a spacious and versatile living area with attractive views of the garden.

Additional features include underfloor heating which extends across the whole of the ground floor, an en-suite shower room to the principal bedroom, a family bathroom, and a convenient ground-floor cloakroom.

The property benefits from an open aspect to the front, with lovely views across the green creating a bright and welcoming atmosphere.

Built by Pentland Homes to a high specification, this home is offered with **vacant possession** and is ready for immediate occupancy.

## Outside

The rear garden is paved for easy maintenance and features well-positioned raised beds filled with shrubs and plants, creating a charming outdoor space. It also includes a large, practical shed and a convenient access gate leading to the garage and parking area.

## Services

All main services are understood to be connected to the property. Management charges are payable annually and the charge for 2025 is £105.40.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: D

## 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.



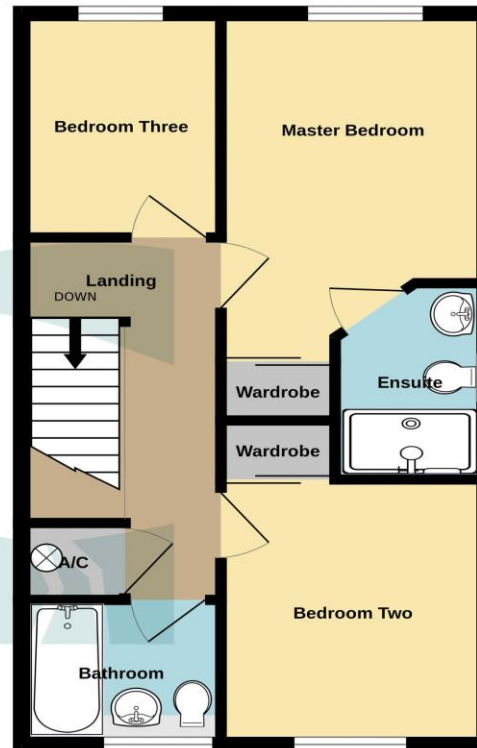


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor  
447 sq.ft. (41.5 sq.m.) approx.



1st Floor  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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 Hall

## Kitchen

8' 8" x 11' 3" (2.64m x 3.43m)

## Sitting/Dining Room

16' 0" x 16' 10" (4.87m x 5.13m)  
Narrowing to 11'10"

## Cloakroom / WC

## Master Bedroom

8' 10" x 13' 4" (2.69m x 4.06m)

## Bedroom Two

8' 10" x 10' 1" (2.69m x 3.07m)

## Bedroom Three

6' 8" x 8' 7" (2.03m x 2.61m)

## Bathroom

5' 5" x 6' 10" (1.65m x 2.08m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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