



413 Canterbury Road
Densole, Folkestone, CT18 7BH
£425,000 No Chain

colebrooksturrock.com





413 The Old Post Office

Canterbury Road, Densole, Folkestone

A spacious family house with excellent accommodation
large gardens, super views, ample driveway parking.

Situation

This property is set well back from the Canterbury Road at Densole. Close by are a number of walks and rides over surrounding countryside. The village of Densole provides a variety of amenities, including Post Office/Stores, Public House and Riding Stables. 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, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Take Away outlets 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 is a deceptively spacious semi-detached home, perfect for a growing family, offering generously sized rooms, ample off-road parking, and a large rear garden. The accommodation is well-proportioned, starting with a welcoming entrance hall featuring a deep walk-in storage cupboard. Double doors lead to a charming sitting room with a gas coal-effect fire, while an additional door opens to the dining room. Beyond this is a spacious conservatory, providing a bright and versatile living space. The extensive kitchen/breakfast room is well-equipped, featuring a range cooker with an extractor hood.

Upstairs, there are three well-sized double bedrooms and a large bath/shower room. This room was originally a separate bathroom and fourth bedroom but has been reconfigured to create a more spacious layout. If desired, it could easily be reinstated to its original design.

Outside

The front of the property is fully enclosed, with the majority dedicated to ample driveway parking. Additionally, there is a small area of planted shingle in one corner, adding a touch of greenery. The extensive rear garden backs onto open fields, offering stunning, uninterrupted views. A paved patio spans the full width of the property, providing the perfect space for outdoor dining and entertaining. The remainder of the garden is neatly laid to lawn with well-maintained shrub borders. There are also several sheds, some of which may require removal or improvement.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

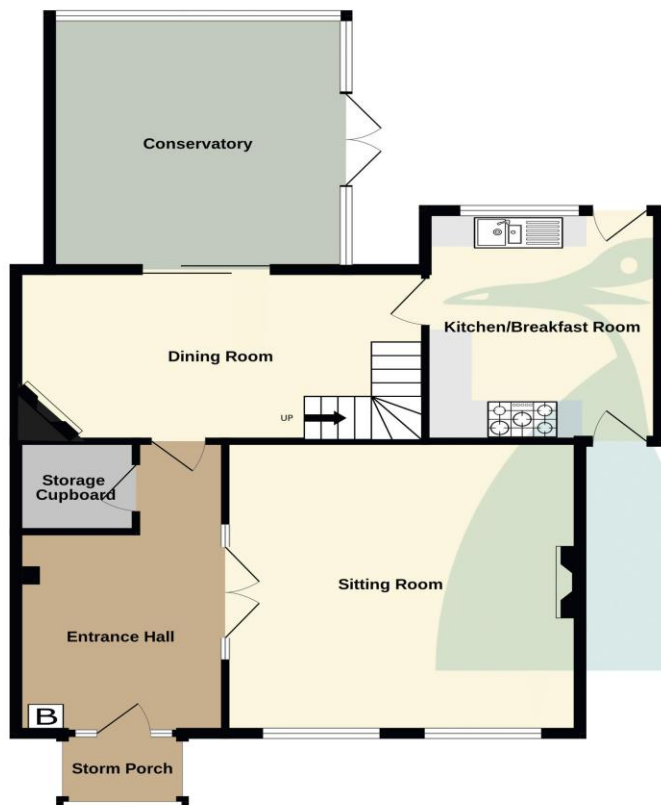
Agents Note

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**

Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



1st Floor
578 sq.ft. (53.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Storm Porch

Entrance Hall

9' 9" x 10' 6" (2.97m x 3.20m)

Kitchen/Breakfast Room

12' 6" x 10' 11" (3.81m x 3.32m)

Sitting Room

16' 6" x 15' 9" (5.03m x 4.80m)

Dining Room

19' 1" x 9' 3" (5.81m x 2.82m)

Conservatory

13' 10" x 13' 8" (4.21m x 4.16m)

Storage Cupboard

5' 7" x 4' 11" (1.70m x 1.50m)

First Floor Landing

Bedroom One

16' 6" x 9' 6" (5.03m x 2.89m)

Bedroom Two

16' 0" x 8' 6" (4.87m x 2.59m)

Bedroom Three

12' 8" x 7' 7" (3.86m x 2.31m)

Bath / Shower Room

18' 9" x 5' 3" (5.71m x 1.60m)

TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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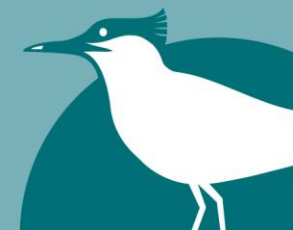
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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