



3 Uphill
Hawkinge, Folkestone, CT18 7FG
£500,000

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3 Uphill, Hawkinge, Folkestone

A superb and spacious family home in a prime location, offering exceptionally generous living space, stylish interiors, beautiful gardens and energy saving solar panels. A must-see property!

Situation

This property is well set back from the road off a private drive. 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. There is a bus stop just yards from the property, and 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.

The Property

This beautifully presented and extensively improved family home offers impressive space and versatility throughout. The heart of the home is the stunning open-plan kitchen/dining room with a central island, seamlessly flowing into a bright and airy conservatory that opens onto the generous rear garden ideal for entertaining and family living. The spacious sitting room features a charming fireplace, while the integral garage off the hallway provides useful storage or parking for a small car. Part of the garage has been converted into a practical study or occasional room, and there is also a ground floor cloakroom/WC. Upstairs, you'll find four well-proportioned bedrooms two with en suite facilities and four with built-in wardrobes alongside a stylish family bathroom.

This exceptional home is light, spacious, and located in one of Hawkinge's most sought-after areas. An early viewing is highly recommended.

Outside

The rear garden is fully enclosed with high timber panel fencing and features quality low-maintenance Astro Turf, with well-maintained decking, perfect for outdoor dining and entertaining. Additional storage is available to both sides of the property, with a secure gate providing access to the front. The front garden is laid to neat lawn with well-stocked shrub borders, and a private driveway offers ample off-road parking for two cars. The property enjoys a tucked-away position set well back in a quiet private drive.

Services

All main services are understood to be connected. The property benefits from energy saving solar panels, cavity wall insulation and underfloor heating.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: B

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**

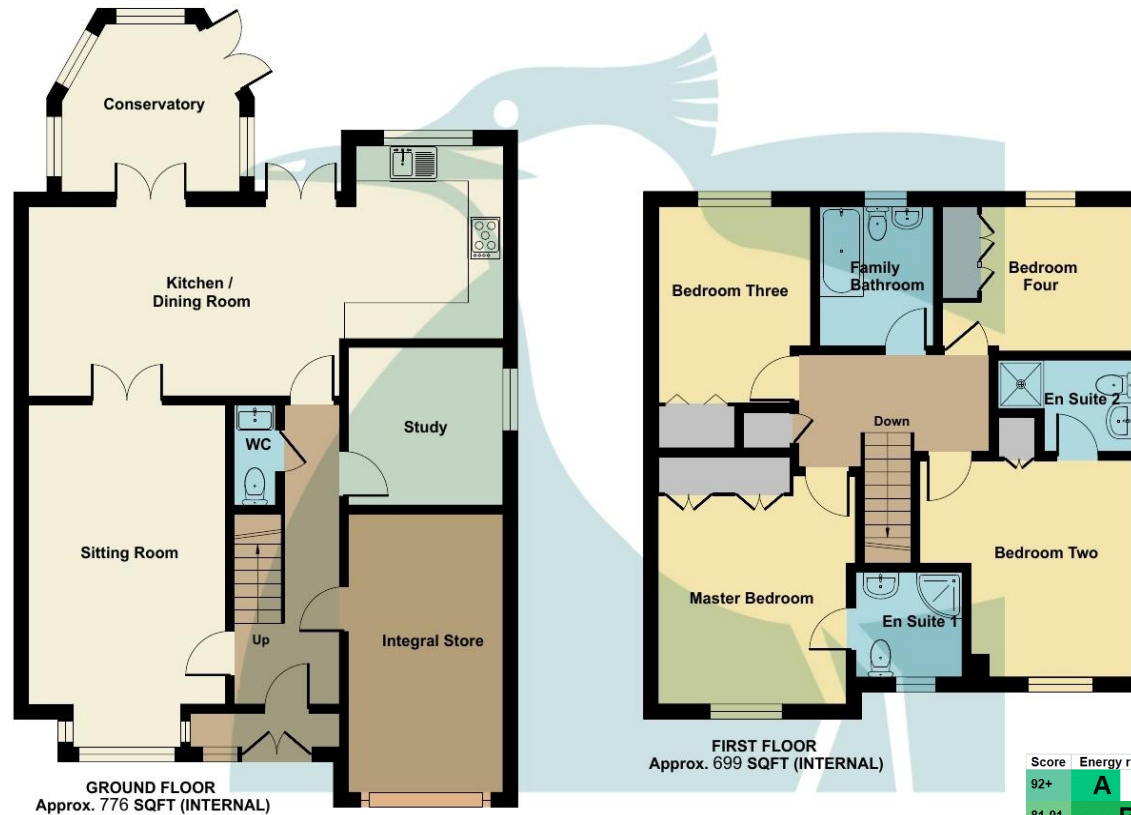


Total Approximate Area = 1475 sq ft / 137 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1606 sq ft / 149.1 sq m

For identification only - Not to scale



Enclosed Porch

Entrance Hallway

Sitting Room

16' 5" x 11' 0" (5.00m x 3.35m)

Kitchen/Dining Room

18' 3" x 10' 5" (5.56m x 3.17m)

Study

8' 8" x 8' 7" (2.64m x 2.61m)

Integral Store

15' 3" x 8' 8" (4.64m x 2.64m)

Conservatory

9' 11" x 9' 3" (3.02m x 2.82m)

Master Bedroom

12' 7" x 10' 10" (3.83m x 3.30m)

En suite 1

6' 0" x 5' 9" (1.83m x 1.75m)

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m)

En Suite 2

7' 6" x 5' 0" (2.28m x 1.52m)

Bedroom Three

13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom Four

10' 8" x 7' 11" (3.25m x 2.41m)

Family Bathroom

7' 8" x 6' 8" (2.34m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1288559

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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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