



1 The Meade
Hawkinge, FOLKESTONE, CT18 7NJ
£385,000

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1 The Meade

Hawkinge, FOLKESTONE

A Deceptively Spacious and Adaptable Family Home in the Heart of Hawkinge.

Situation

The property is ideally located within the popular, semi-rural village of Hawkinge. Close by are a number of walks and rides over the surrounding idyllic 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 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 super surprising family home is ideally located for easy access to the wide range of amenities that Hawkinge has to offer, this well-presented and extended three-bedroom semi-detached home provides surprisingly generous and versatile living space, perfectly suited to modern family life. The ground floor features a welcoming entrance hall leading to a downstairs cloakroom/WC and a spacious sitting room. From here it opens into a large, well-equipped kitchen/breakfast room, complete with a built-in gas hob, electric eye-level oven, and space for additional appliances. The conservatory enjoys lovely views over the rear garden, creating a peaceful space to relax. Adjoining the kitchen is a dedicated dining room, a separate study ideal for home working, and a generously sized walk-in storage room, offering excellent functionality and flexibility. Upstairs, there are three well-proportioned bedrooms and a bright

family bathroom. This is a superb opportunity for those seeking adaptable accommodation in a popular village location. Viewing is highly recommended to fully appreciate the space on offer.

Outside

The rear garden is fully enclosed and mainly laid to lawn, recently seeded, offering a blank canvas for keen gardeners. A high timber gate provides convenient side access. To the front, there is an open-plan lawned area on both sides of the path, with potential for creating off-road parking—subject to the usual permissions. The current owners have typically parked on the road outside the property without issue. This is a superb opportunity for those seeking adaptable accommodation in a popular village location. Viewing is highly recommended to fully appreciate the space and potential on offer.

Services

All mains 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: C

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.

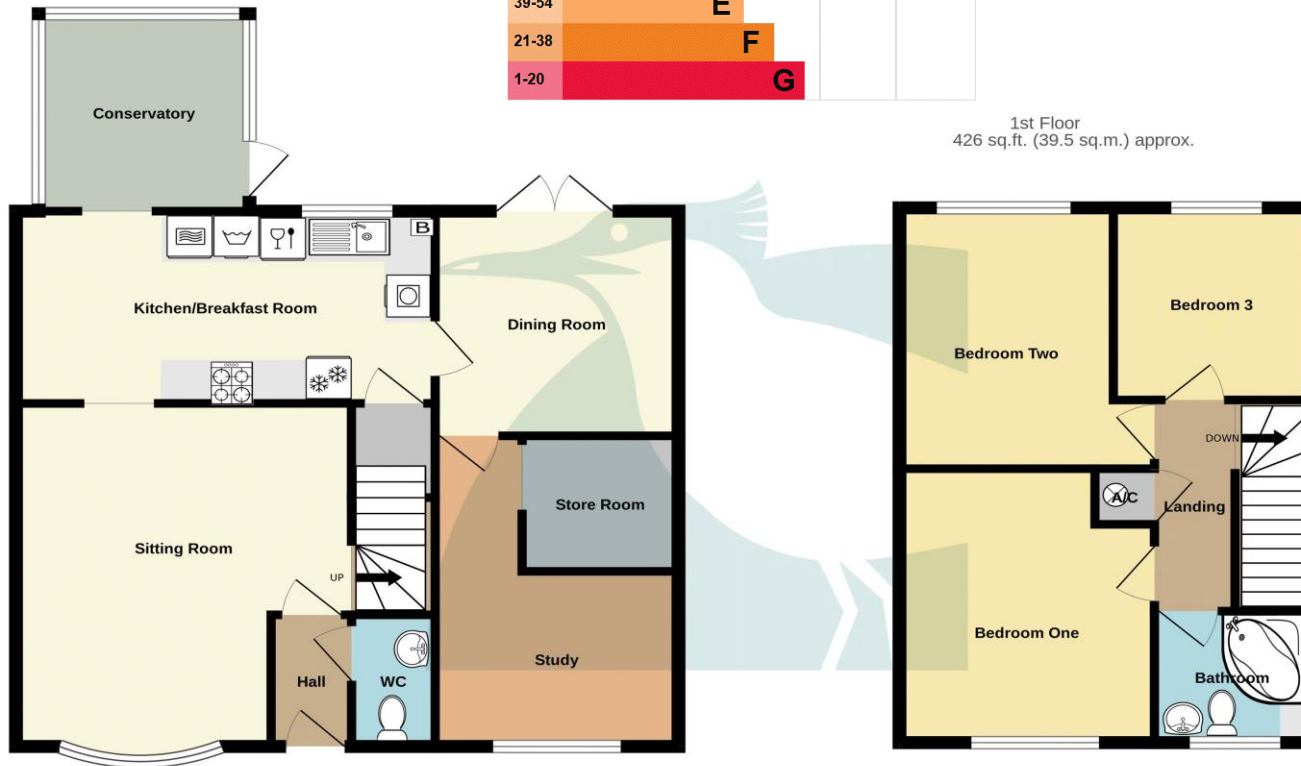


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
770 sq.ft. (71.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1st Floor
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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

Sitting Room

15' 8" x 14' 3" (4.77m x 4.34m)

Kitchen/Breakfast Room

17' 10" x 8' 9" (5.43m x 2.66m)

Dining Room

11' 10" x 10' 3" (3.60m x 3.12m)

Study

13' 5" x 10' 4" (4.09m x 3.15m)

Store Room

6' 8" x 6' 2" (2.03m x 1.88m)

Cloakroom / WC

5' 11" x 2' 8" (1.80m x 0.81m)

Conservatory

9' 0" x 8' 11" (2.74m x 2.72m)

First Floor Landing

Bedroom One

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

Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m)

Bedroom Three

8' 9" x 8' 5" (2.66m x 2.56m)

Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

Airing Cupboard

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

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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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