



386 Canterbury Road
Densole, Folkestone, CT18 7BH
Offers in Excess Of £375,000

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386 Canterbury Road

Densole, Folkestone

A spacious bungalow set well within its own generous gardens, featuring a detached garage, workshop, and private driveway. Now in need of some updating, this property offers excellent potential.

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 deceptively spacious bungalow sits within generous gardens on all sides, offering excellent potential for development (subject to the usual consents). The current accommodation is light and airy, with entry through a galley-style kitchen — practical and clean but now ready for updating, this leads into a charming timber breakfast room with large windows overlooking the gardens. A hallway connects to the bathroom along with a deep storage cupboard that houses the gas boiler. The spacious sitting/dining room features a central fireplace and a flight of stairs that go up to a loft room with further generous attic space, offering exciting scope for conversion. On the ground floor, you'll find a large principal bedroom with dressing room and two additional bedrooms, one with access to

a conservatory. With its generous grounds and adaptable layout, this property is brimming with potential and invites vision to transform it into a truly stunning home.

Outside

The gardens gently meander around all sides of the property, beautifully laid to neat lawns edged by extensive borders filled with mature shrubs, trees, and seasonal plants, offering a private and well-established outdoor space. A useful greenhouse is included, along with a couple of built-in sheds — perfect for storing all the gardening tools needed to maintain these extensive gardens. A spacious detached garage with an added workshop provides excellent additional storage or hobby space, while the driveway, accessed from the side, offers parking and completes the appeal of this charming and versatile home.

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: 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.



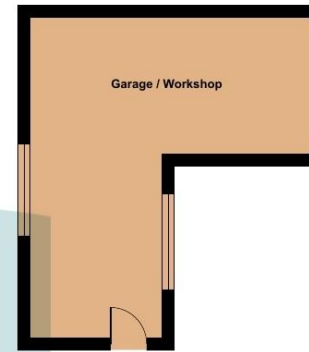
To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1849 sq ft / 171.7 sq m (includes garage)

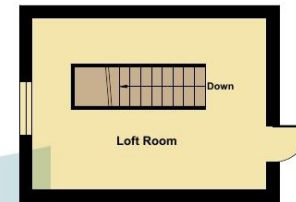
For identification only - Not to scale



GROUND FLOOR
Approx. 1379 SQFT (INTERNAL)



GARAGE
Approx. 285 SQFT (INTERNAL)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Kitchen

14' 11" x 5' 10" (4.54m x 1.78m)

Breakfast Room

13' 3" x 9' 11" (4.04m x 3.02m)

Hallway

Bathroom

9' 3" x 5' 5" (2.82m x 1.65m)

Sitting/Dining Room

22' 8" x 12' 0" (6.90m x 3.65m)

Bedroom One

13" x 12' 0" (6.90m x 3.65m)

Dressing Room

12' 0" x 11' 11" (3.65m x 3.63m)

Bedroom Two

15' 1" x 12' 2" (4.59m x 3.71m)

Bedroom Three

11' 11" x 11' 7" (3.63m x 3.53m)

Conservatory

13' 11" x 8' 1" (4.24m x 2.46m)

Loft Room

15' 10" x 11' 8" (4.82m x 3.55m)

Detached Garage and Workshop

21' 7" x 19' 0" (6.57m x 5.79m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1298183

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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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Walmer