



20 Petrel Way
Hawkinge, FOLKESTONE, CT18 7GZ
£675,000 No Chain

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20 Petrel Way

Hawkinge, Folkestone

Deceptively spacious and superior Pentland-built four double bedroom detached home offering flexible accommodation, walled rear garden, and double garage.

Situation

This family sized house is tucked away in a small close, set within a courtyard style development. 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. Bus 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

Enviably positioned within an exclusive paved courtyard square, this generous family residence offers adaptable living space, ideal for multi-generational or dual living needs. Excellently maintained and beautifully presented, the light and airy interiors create an immediate sense of comfort and style. On the ground floor, the wide entrance hall with its sweeping staircase sets the tone for this fabulous and spacious family home, where a generously proportioned, double-aspect sitting/dining room extends across the width of the property, alongside a well-equipped kitchen/breakfast room fitted with a range oven and integrated appliances. A superb conservatory has been added to the rear, accessible from both the kitchen and dining area, as well as the ground floor bedroom, providing exceptional family space with lovely views and direct access to the rear garden.

The ground floor also features two double bedrooms, a full family bathroom, and a practical utility room. Upstairs, an attractive galleried landing leads to the double-aspect master bedroom suite with full en-suite facilities, as well as a further double bedroom with its own en-suite shower room and access to a large roof void ideal for storage. Charming and stylish throughout, this beautiful family home should be viewed at your earliest convenience to avoid disappointment.

Outside

The broad rear garden is fully enclosed by a high brick wall with established trees beyond, mainly laid to lawn with a garden shed and gated access to the front and side. The front garden has been designed for low maintenance, offering a neat lawn and a pathway leading to the front door. A detached double garage with remote electronic doors sits to the side of the property, complemented by ample parking for several vehicles at the front.

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: F

EPC Rating: C

Agents Note

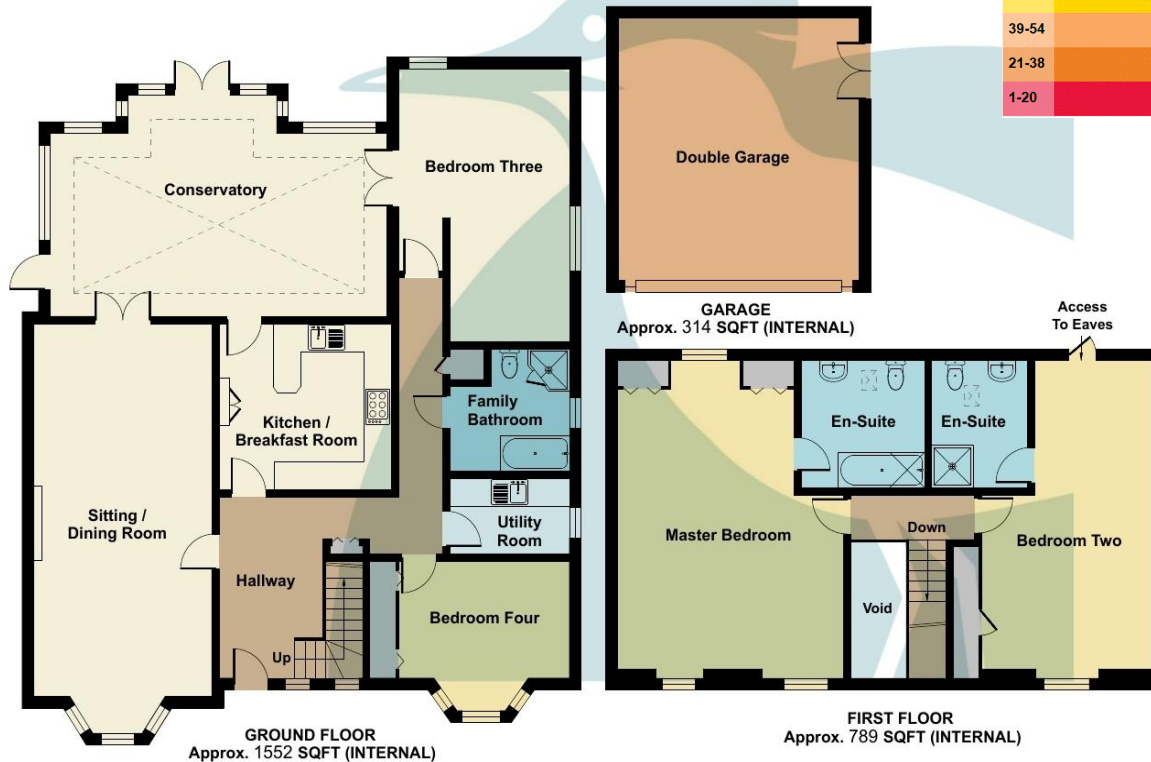
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 2655 sq ft / 246.6 sq m (includes garage / excludes void)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hallway

Sitting/Dining Room

28' 7" x 12' 8" (8.71m x 3.86m)

Kitchen/Breakfast Room

12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom Three

19' 1" x 12' 1" (5.81m x 3.68m)

Bedroom Four

12' 2" x 10' 5" (3.71m x 3.17m)

Bathroom

8' 6" x 8' 6" (2.59m x 2.59m)

Utility Room

8' 6" x 5' 3" (2.59m x 1.60m)

Conservatory

23' 10" x 12' 9" (7.26m x 3.88m)

Master Bedroom

21' 9" x 16' 4" (6.62m x 4.97m)

En Suite

8' 10" x 8' 9" (2.69m x 2.66m)

Bedroom Two

21' 9" x 12' 2" (6.62m x 3.71m)

En Suite

8' 10" x 6' 9" (2.69m x 2.06m)

Double Garage

18' 4" x 17' 2" (5.58m x 5.23m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1302318

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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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