



8 Pritchard Drive
Hawkinge, FOLKESTONE, CT18 7QH
O.I.R.O £380,000

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8 Pritchard Drive

Hawkinge, FOLKESTONE

A three bedroom link-detached family home with two reception rooms, two bath/shower rooms, attached garage and driveway, situated in a popular village location with NO CHAIN.

Situation

This super property is situated in the popular location of Pritchard Drive. Close by are a number of walks and rides over the surrounding idyllic countryside. 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

A modern link-detached family home located in a popular and convenient part of Hawkinge, just a short level walk from local amenities. The property offers light, spacious, and well-balanced accommodation throughout. The welcoming entrance hall leads to a cloakroom/WC and a front-facing sitting room, while the separate dining room enjoys patio doors opening onto the rear garden, creating a seamless flow for indoor-outdoor living. The fitted kitchen features matching wall and base units with worktops over, and also benefits from a door leading directly into the garage offering excellent potential for conversion should additional living space be required (subject to the necessary consents). Upstairs, there are three bedrooms, including a main bedroom with en-suite shower

room. There is also a family bathroom and airing cupboard. This is a great opportunity to acquire a well-maintained home in a sought-after location, ideal for families or those looking to be close to village facilities.

Outside

The front and rear gardens are mainly laid to lawn, offering low-maintenance outdoor space. The rear garden enjoys a pleasant outlook across a park and features a generous decked area, perfect for alfresco dining and entertaining. To the front, a driveway provides off-road parking directly in front of the garage.

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: TBC

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.

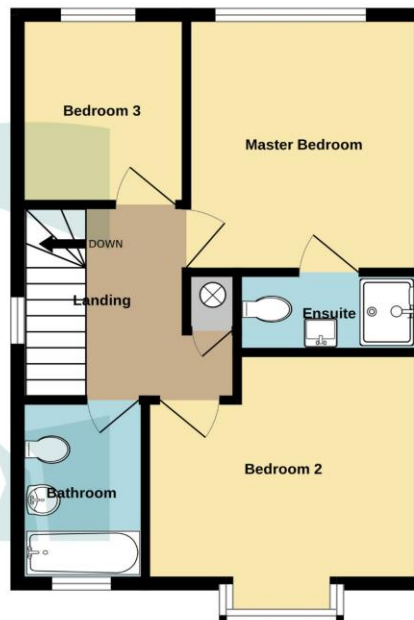


To view this property call Colebrook Sturrock on **01303 892000**

Ground floor
561 sq.ft. (52.1 sq.m.) approx.



1st floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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 / Dining Room

24' 4" x 9' 10" (7.41m x 2.99m) narrowing to 8'3 (2.51m)

Kitchen

10' 7" x 8' 7" (3.22m x 2.61m)

Cloakroom / WC

6' 3" x 2' 10" (1.90m x 0.86m)

First Floor Landing

Master bedroom

10' 8" x 9' 8" (3.25m x 2.94m)

En-suite

7' 7" x 3' 7" (2.31m x 1.09m)

Bedroom Two

11' 3" x 9' 8" (3.43m x 2.94m) plus bay area

Bedroom Three

7' 6" x 8' 1" (2.28m x 2.46m)

Family Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

Garage

17' 4" x 8' 8" (5.28m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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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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