



18 Minter Avenue
Densole, Folkestone, CT18 7DS
£500,000

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18 Minter Avenue, Densole, Folkestone

A beautifully updated and extended detached bungalow, featuring a double garage and enjoying stunning, far-reaching views over open meadows.

Situation

The property is well located in a small cul-de-sac in a very popular semi-rural location within the village of 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 fabulous detached bungalow has been completely transformed by the current owners into a modern, light-filled, and spacious family home. The accommodation now comprises a generous open-plan sitting and dining area, with an entire wall of sliding glass doors framing stunning views of the garden and the rolling meadows beyond. The sitting area features a custom-built media unit designed for a large smart TV and sound system, complemented by a contemporary multi-light feature fireplace. Quality flooring extends seamlessly throughout this space. A wide opening leads through to the beautifully fitted kitchen, which offers an extensive range of units, an integrated hob and double ovens, space for multiple appliances, and a breakfast bar with cleverly

concealed additional storage. Discreet, digitally linked lighting runs throughout the living areas, allowing you to adjust the ambience to suit any occasion. A central hallway leads to a luxurious family bathroom with a separate shower, underfloor heating, and a stylish finish, along with a separate cloakroom/WC. There are three well-proportioned double bedrooms, one of which benefits from its own en-suite shower room.

Outside

Outside, the rear garden has been thoughtfully landscaped to create a relaxing and private space. It features a large paved patio, a neat lawn, a decked area with a pergola, and a designated spot where a hot tub is currently installed (please note: the hot tub will be removed). The garden enjoys uninterrupted views across open fields from every angle. Additional features include a good-sized shed and a double garage with ample off road parking plus an electronic roller door, both equipped with ample power points and lighting.

Services

All main services are understood to be connected to the property. Gas fired central heating.

Local Authority

Folkestone & Hythe District Council, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating:

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 = 1422 sq ft / 132.1 sq m (includes garage)

For identification only - Not to scale

Hall

Sitting/Dining Room

15' 7" x 22' 1" (4.75m x 6.73m)

Kitchen

14' 2" x 10' 0" (4.31m x 3.05m)

WC

5' 3" x 2' 11" (1.60m x 0.89m)

Master Bedroom

13' 11" x 11' 7" (4.24m x 3.53m)

En-Suite

7' 7" x 3' 0" (2.31m x 0.91m)

Bedroom Two

12' 0" x 9' 11" (3.65m x 3.02m)

Bedroom Three

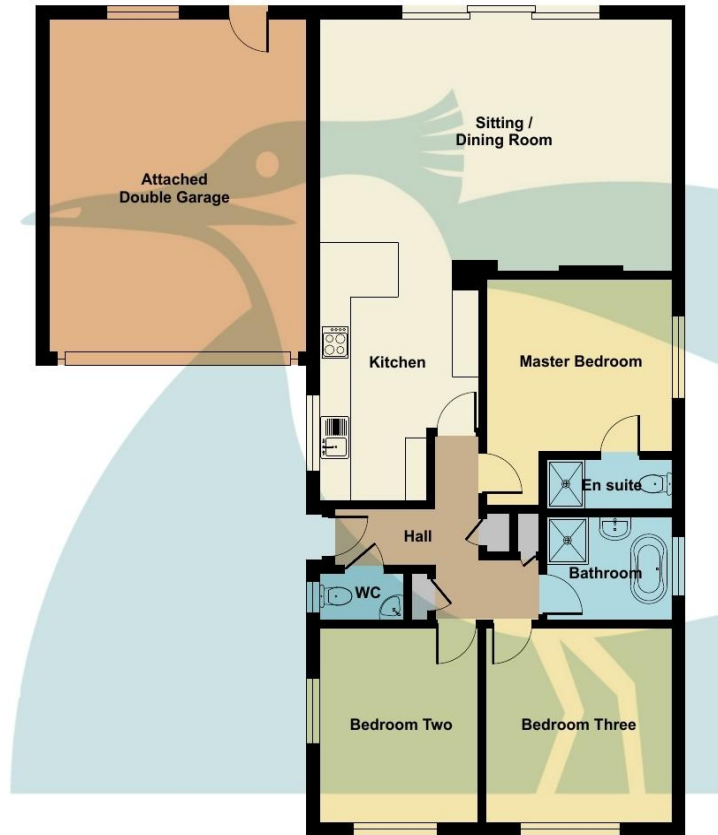
11' 11" x 11' 8" (3.63m x 3.55m)

Family Bathroom

7' 10" x 6' 4" (2.39m x 1.93m)

Attached Double Garage

20' 6" x 16' 1" (6.24m x 4.90m)



GROUND FLOOR
Approx. 1422 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1323752

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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