



7 Sandpiper Road
Hawkinge, Folkestone, CT18 7TA
Guide Price £300,000

colebrooksturrock.com





7 Sandpiper Road

Hawkinge, Folkestone

An attractive two double bedroom home situated within an exclusive courtyard setting with private rear garden and double car barn parking.

Situation

Sandpiper Road enjoys a quiet yet accessible location in Hawkinge with Hawkinge itself boasting 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

Located within a peaceful exclusive courtyard setting, this attractive two double bedroom home forms part of a quality development by Pentland Homes, known for their traditional construction and attention to detail. Offering beautifully balanced accommodation and an ideal layout for modern living, the property is perfect for first-time buyers, downsizers, or investors alike. Upon entering, you're greeted by a welcoming hallway complete with a cloakroom/WC. The sitting/dining room is a generous space ideal for entertaining or relaxing, with a charming fireplace as its focal point and a large understairs storage cupboard for added convenience. The kitchen is well appointed with a stylish range of matching wood units and a suite of

integrated appliances, perfect for both everyday use and hosting. Upstairs, a galleried landing leads to two good-sized double bedrooms. The main bedroom benefits from a private ensuite shower room, while the second bedroom is served by the main bathroom.

Outside

To the rear, the enclosed garden is mainly laid to lawn with mature planted borders, a small shed for storage, and a patio area for summer dining. Beyond the garden sits a large car barn providing two private parking spaces. The front garden, neatly presented, is bordered with a classic post and rail fence and while a path leads up to the front door.

Services

All main services are understood to be connected.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

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**

Entrance Hallway

Kitchen

10' 9" x 8' 5" (3.27m x 2.56m)

Sitting/Dining Room

16' 5" x 16' 3" (5.00m x 4.95m)

WC

6' 5" x 3' 1" (1.95m x 0.94m)

First Floor Landing

Master Bedroom

13' 7" x 10' 0" (4.14m x 3.05m)

Ensuite Shower Room

9' 8" x 5' 11" (2.94m x 1.80m)

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)

Bathroom

6' 8" x 6' 5" (2.03m x 1.95m)

Shed

9' 0" x 6' 0" (2.74m x 1.83m)

Car Barn

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



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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