



36 Webster Way
Hawkinge, Folkestone, CT18 7QG
£365,000

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36 Webster Way

Hawkinge, Folkestone

Spacious three-bedroom home with south-facing garden and garage, tucked away in a sought-after Hawkinge close.

Situation

36 Webster Way is perfectly positioned in a quiet, private close within the sought-after village of Hawkinge — surrounded by countryside and close to scenic walks and bridleways.

The village offers a fantastic range of amenities including Tesco Express, Lidl, doctors and dental surgeries, two pharmacies, two primary schools, a Post Office, and a modern care home. For leisure and dining, you'll find pubs, restaurants, takeaways, a community centre, village hall, and local riding schools.

Excellent transport links include regular bus services to Folkestone and Canterbury, both offering mainline trains to London. The High-Speed Rail Link from Folkestone to London St Pancras takes just 53 minutes. The Channel Tunnel and M20 motorway are also within easy reach, making this a convenient location for commuters and travellers alike.

The Property

Tucked away in a peaceful cul-de-sac, this deceptively spacious and beautifully presented home offers the perfect setting for modern family life. Step inside to find a welcoming entrance hall and a convenient downstairs WC, leading through double doors into a generous sitting room — ideal for cosy evenings or relaxed entertaining. At the heart of the home is a bright and airy kitchen/breakfast room, with plenty of space for family meals and doors opening onto the garden — perfect for morning coffees or weekend barbecues. Upstairs, three comfortable bedrooms provide space for the whole family, with the master benefiting from its own en-suite shower room, while a stylish family bathroom serves the remaining rooms. Stylish, spacious, and situated in a friendly neighbourhood — this is a home you won't want to miss.

Outside

The generous south-facing rear garden is a true highlight — private, not overlooked, and perfect for enjoying the sun all day long. Beautifully maintained, it features a neat lawn framed by established planting and a full-width timber deck — ideal for al fresco dining or relaxing with a book. A high timber gate provides side access to the front of the property. The front garden is equally charming, with a manicured lawn, mature borders, and a welcoming pathway leading to the front door. A detached garage and driveway offer convenient off-road parking.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

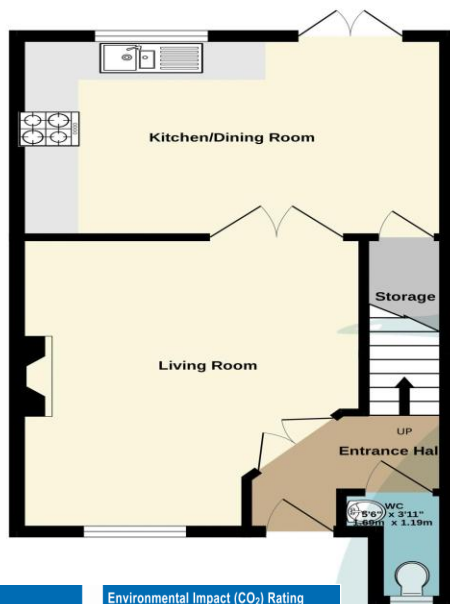
Agents Note

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.

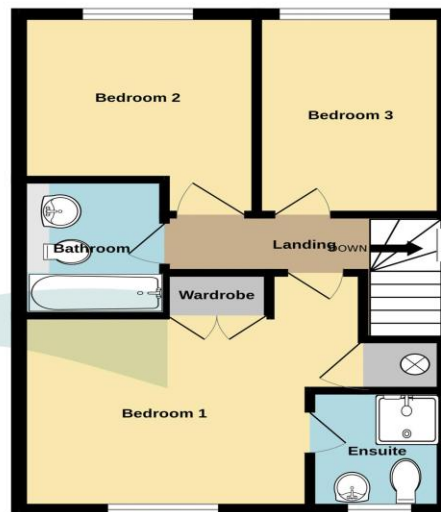


To view this property call Colebrook Sturrock on **01303 892000**

Ground floor
405 sq.ft. (37.6 sq.m.) approx.



1st floor
396 sq.ft. (36.8 sq.m.) approx.



Garage
150 sq.ft. (14.0 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 951 sq.ft. (88.4 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 Room

15' 7" x 12' 11" (4.75m x 3.93m)

Kitchen/Breakfast Room

16' 2" x 10' 2" (4.92m x 3.10m)

Downstairs Cloakroom

5' 6" x 2' 6" (1.68m x 0.76m)

First Floor Landing

Master Bedroom

13' 0" x 9' 10" (3.96m x 2.99m)

En-suite to Master Bedroom

6' 0" x 5' 3" (1.83m x 1.60m)

Bedroom Two

9' 1" x 8' 9" (2.77m x 2.66m)

Bedroom Three

10' 3" x 6' 10" (3.12m x 2.08m)

Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Detached Garage

18' 5" x 8' 2" (5.61m x 2.49m)

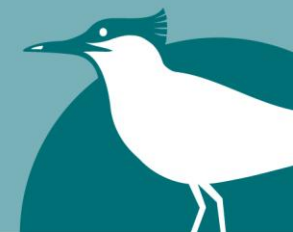
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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