



Windrush, Coombe Wood Lane,
Hawkinge, FOLKESTONE, CT18 7BZ
Guide Price £575,000 - £600,000

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Windrush, Coombe Wood Lane, Hawkinge, FOLKESTONE

A well-presented detached chalet family home with four double bedrooms, two bathrooms, large kitchen/breakfast room and generous garden offering versatile living accommodation situated in a quiet rural location.

Situation

The property is situated within a popular and private no-through lane within the bustling and expanding town of Hawkinge. Close by are a number of walks and rides over surrounding countryside. The town 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 a new excellently equipped Care Home. Leisure and socialising activities within the town include Community Centre, Village Hall, Mayfly Restaurant, The Cook's Table Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Indian and Chinese Take Away 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 impressive spacious detached family house is situated on a substantial plot offering adaptable modern accommodation. On the ground floor is an entrance porch with hallway, two double bedrooms overlooking the front, both with ample storage and light and airy sitting/dining room to the rear. The fully fitted kitchen/breakfast room leads to a fabulous further reception room/music room with doors opening out into the garden. Ground floor family shower room. On the first floor there are two double bedrooms with further family bathroom.

Viewing is essential to fully appreciate the size and location of this lovely family home.

Outside

The delightful private garden to the rear is of a generous size and fully enclosed. Mainly laid to neat lawn with manicured hedge and shrub borders and a varied selection of established trees. Adjacent to the property is a large paved patio with access to the front via a high timber gate. Greenhouse and summer house to remain. The front is considered low maintenance with border planting and driveway parking for up to 5/6 cars.

Services

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

Local Authority

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

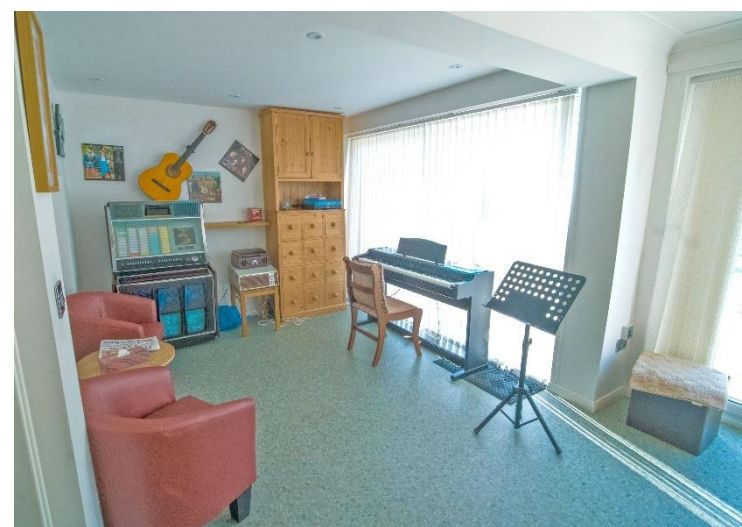
Tenure Freehold

Current Council Tax Band: F

EPC Rating: C

Agents Note

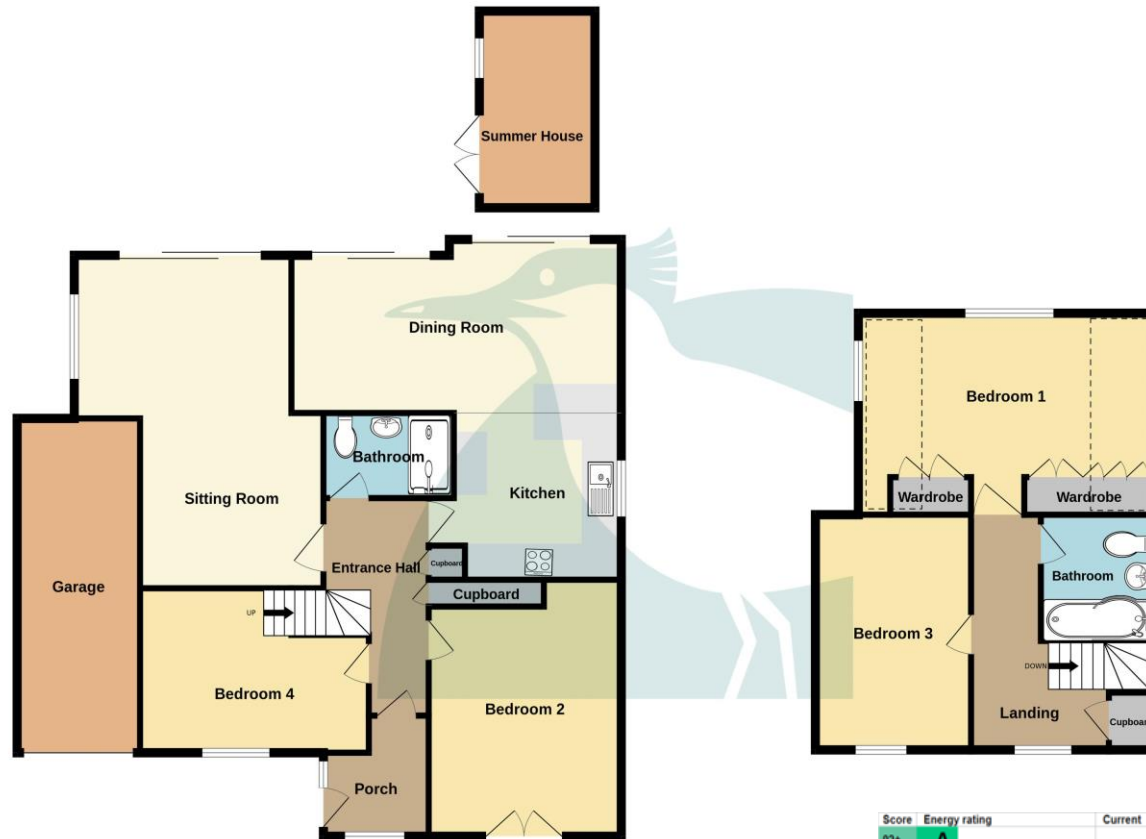
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground Floor
1407 sq.ft. (130.7 sq.m.) approx.

1st Floor
574 sq.ft. (53.3 sq.m.) approx.



Porch

7' 8" x 6' 10" (2.34m x 2.08m)

Kitchen

10' 3" x 11' 10" (3.12m x 3.60m)

Dining Room

11' 9" x 21' 2" (3.58m x 6.45m)

Sitting Room

21' 2" x 14' 1" (6.45m x 4.29m)

Ground Floor Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

Bedroom 1

12' 9" x 19' 2" (3.88m x 5.84m)

Bedroom 2

14' 8" x 12' 6" (4.47m x 3.81m)

Bedroom 3

14' 11" x 11' 7" (4.54m x 3.53m)

Bedroom 4

9' 11" x 14' 10" (3.02m x 4.52m)

First Floor Bathroom

5' 6" x 7' 5" (1.68m x 2.26m)

Summer House

12' 5" x 7' 6" (3.78m x 2.28m)

Garage

21' 3" x 8' 1" (6.47m x 2.46m)

TOTAL FLOOR AREA : 1981 sq.ft. (184.0 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 is to their operability or efficiency can be given.
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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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