



Redmans, 22 Turketel Road
Folkestone | Kent | CT20 2NZ

FINE & COUNTRY

REDMANS

Step inside

22 Turketel Road

It has taken the owners nearly a year to completely renovate, refurbish and extend this exquisite detached five bedroom family home to a very high standard, so it is just ready for new owners to walk straight in and do nothing but install their furniture. The location is ideal as it is situated along a quiet and tranquil road in the sought after West End of Folkestone, yet only a short walk to Folkestone West station with fast trains whisking you to St Pancras in 52 minutes, so you can be in London, door to door, in about an hour. It is also within walking distance of primary and grammar schools rated Outstanding by Ofsted, as well as the town centre and not far from the Channel Tunnel for a trip to France and lunch at your favourite French restaurant.

There is a wide entrance to the property leading to a large, block paved frontage for off road parking, with a gate to the south facing rear garden and a beautiful oak framed porch and contemporary front door. The impressive hall has panelled walls that continue up the stairs and landing, newly laid LVT flooring that flows through to the kitchen/dining room, black multi-pane double doors to the main living accommodation and an attractive black wood and wrought iron staircase to the first floor. There is also an understairs cupboard, as well as a large walk-in coat cupboard. The 'piece de resistance' is the gorgeous dual aspect kitchen/dining room, where the family spend much of their time. The spacious dining area has a charming tiled fireplace as a focal point and multi-pane French doors to both the South facing rear terrace and delightful West facing courtyard. While the beautiful kitchen, designed by Vegas Kitchens, includes a large central island with a breakfast/bar, German Nobilia units with quartz worktops, a Bora induction hob with an internal extractor, a Bosch double oven and microwave and two warming drawers, as well as a full height fridge and matching freezer, an under counter freezer and a Quooker CUBE tap.

Multi-pane French doors lead to the attractive sitting room with panelled walls, a large bay window and a concealed cupboard housing the data cables and control systems. The whole house has been wired with Cat6 cables to enable a fast wired internet connection, to keep everyone happy. There is a good sized family room with access to a very useful study. You will also find a fitted utility room with laundry facilities, a downstairs cloakroom and a large studio with French doors to the rear terrace that could always make an excellent formal dining room for those special parties and family celebrations.

On the first floor the very large galleried landing leads to a room with an oval contemporary bath, where you can relax and watch television, as well as five double bedrooms and the modern family shower room. The bedrooms include a dual aspect guest room with a bay window and an en suite shower, another bedroom with a walk-in wardrobe and the first bedroom with its large dressing room and fitted cupboards, as well as a spacious en suite, incorporating a stunning shower and a modern vanity basin.

The enclosed and secluded rear garden includes an impressive porcelain tiled terrace that spans the width of the property and leads to a pergola and a patio for al fresco dining. There is a beautiful manicured lawn, a mature tree and shrubs, as well as a greenhouse, and a new and very large summerhouse with wood flooring and internal pine walls, which would make a great bar/games room or an office for anyone who wants to work from home without being disturbed. To the West there is also a charming walled courtyard.















Seller Insight

“ We bought this house because we felt the location was ideal for commuting and the local schools are excellent. We have thoroughly enjoyed the challenge of refurbishing it to include new plumbing, electricals, flooring, bathroom and kitchen as well as the high end fixtures and fittings. However we are starting a new chapter in our lives and hope that another family will enjoy and appreciate everything we have done here to create a very contemporary home but retaining a few period features that provide a charming character.

*Folkestone is a delightful seaside town with its plethora of restaurants, individual shops and businesses, including those in the Creative Quarter. There is also the famous Leas where you can walk along the vast green space at the top of the cliff, overlooking the sea across to France or stroll down to the beach and the award winning Lower Leas Coastal Park. There is also the rejuvenated Harbour Arm with its events, food stalls, champagne bar and artworks surrounding the harbour. For sporting enthusiasts there is the Folkestone Sports Club as well as the rugby, football, cricket, bowls and hockey clubs while golfing aficionados can play at the Henry Cotton designed Sene Valley or Etchinghill golf courses.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Travel Information

By Road	
Folkestone West Station	0.5 miles
Channel Tunnel	4.4 miles
Ashford International	15.5 miles
Dover Docks	10.8 miles
Canterbury	19.3 miles
Gatwick Airport	73.2 miles
Charing Cross	74.4 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International	14 mins

Healthcare

Whitehouse Surgery	01303 275434
Sandgate Road Surgery	01303 851241
Manor Road Surgery	01303 851122
Harbour Medical Practice	01303 330707
William Harvey Hospital	01233 633331
Royal Victoria Hospital	01303 850202

Education

Primary Schools:

Hawkinge Primary	01303 893892
St Eanswythe's Primary	01303 255516
St Martin's Primary	01303 238888
Dover College Junior	01304 205969
Ashford School (Prep)	01233 625171

Secondary Schools:

Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover Girls Grammar	01304 242400
Dover Boys Grammar	01304 206117
Dover College	01304 205969
Ashford School	01233 625171

Leisure Clubs & Facilities

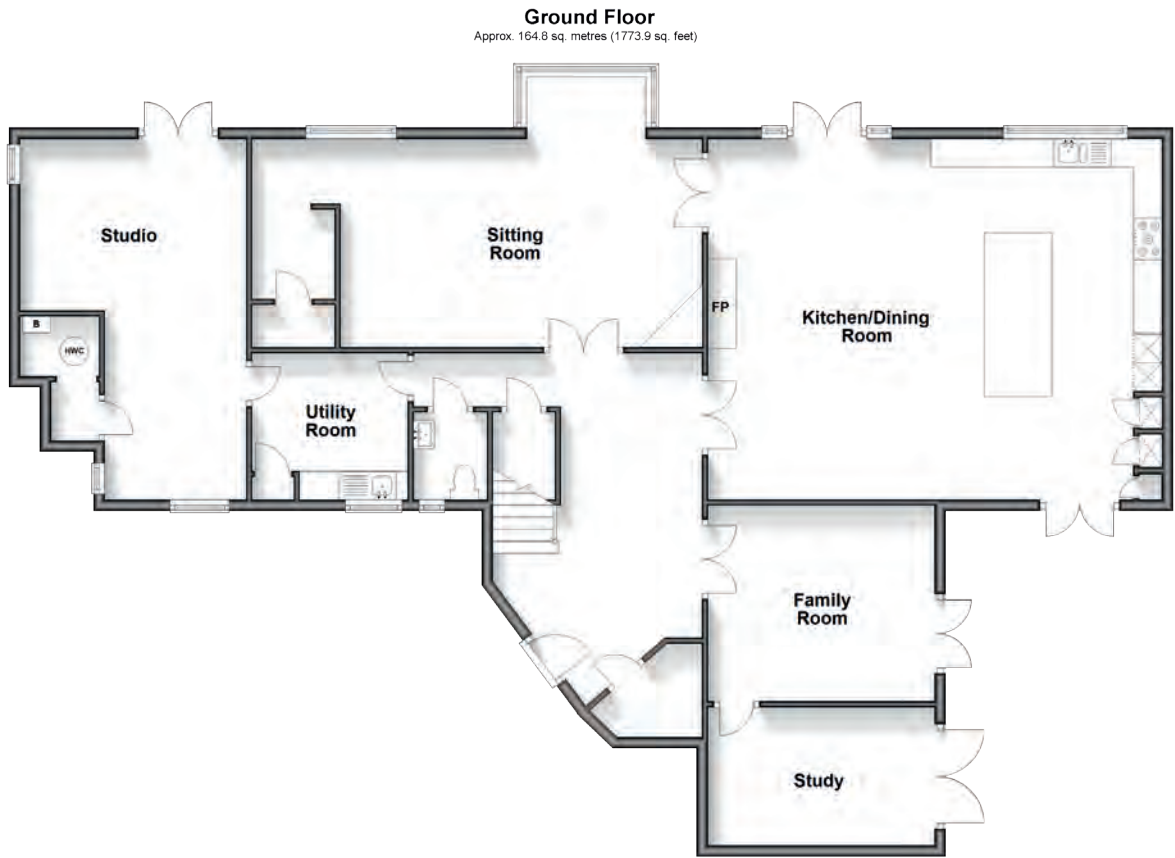
Three Hills Sports Club	01303 846020
Folkestone Invicta Football Club	01303 221819
Etchinghill Golf Club	01303 862929
Folkestone Rugby Club	01303 316005
Sene Valley Golf Club	01303 268513
Folkestone Bowls Club	01303 210023

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
The London and Paris	
Rocksalt	01303 212070
Hotel Imperial	01303 267441

Local Attractions/Landmarks

Hawkinge Battle of Britain Museum
 Caesar's Camp
 Port Lympne Animal Park
 Dover and Deal castles
 Secret War Tunnels
 Canterbury Cathedral
 Hythe Miniature Railway
 The Leas
 Folkestone Creative Quarter



GROUND FLOOR

Entrance Hall	
Store	
Cloakroom	
Study	13'1 x 7'11 (3.99m x 2.41m)
Family Room	13'1 x 11'4 (3.99m x 3.46m)
Kitchen/Dining Room	26'2 x 20'10 (7.98m x 6.35m)
Sitting Room	26'1 x 15'9 (7.96m x 4.80m)
Studio	20'10 x 13'1 (6.35m x 3.99m)
Utility Room	9'0 x 8'4 (2.75m x 2.54m)

FIRST FLOOR

Landing	
Bedroom 1	26'2 x 13'6 (7.98m x 4.12m)
Dressing Area	
En Suite Shower Room	
Bathroom	
Bedroom 2	16'3 x 15'3 (4.96m x 4.65m)
En-Suite Shower Room	
Bedroom 3	13'11 x 12'0 (4.24m x 3.66m)
Bedroom 4	21'1 x 12'1 (6.43m x 3.69m)
Walk In Wardrobe	
Bedroom 5	11'5 x 8'5 (3.48m x 2.57m)
Shower Room	

OUTBUILDING

Room1	15'7 x 12'9 (4.75m x 3.89m)
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OUTSIDE

Rear Garden	
Greenhouse	12'1 x 9'10 (3.69m x 3.00m)
Courtyard	
Driveway	

First Floor
Approx. 139.4 sq. metres (1500.4 sq. feet)



Outbuilding
Approx. 18.2 sq. metres (195.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

£ 2,750,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.05.2024







FINE & COUNTRY

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Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

