



31 Cornwallis Avenue
Folkestone | Kent | CT19 5JB

FINE & COUNTRY

Step inside

31 Cornwallis Avenue

This unusual detached family home backs onto a cricket pitch and was built in the late Edwardian era. Set well back from the avenue, it is approached through a brick pillared entrance and an in-and-out carriage driveway that provides off road parking. It is bordered by a raised lawn, shrubs and trees and leads to the double garage and a fascinating front entrance area.

There is a large patio and charming external features including a brick arch over the front door, chimney stacks, brick and white elevations and multi-pane windows that combine to give it attractive appeal. While internally period features such as original oak flooring and the original oak staircase, dado rails, oak skirting boards and ornate coving, fireplaces and even the original servants' bells in the larder, give it a special character.

The front door opens into the main hall with oak flooring that flows through to the sitting room and angled dining room. It includes a boot cupboard, a cloakroom, a mirrored storage cupboard, the staircase and has an open arch to a tiled inner hall and the historic larder with its servants' bells and slate shelving. There is also a back door and side entrance as well as a boiler/utility room.

A multi-pane glazed door leads to the fitted kitchen with its half panelled wall and units housing a gas hob, double oven and stand-alone appliances while leaving plenty of room for a large breakfast table and chairs. For more formal occasions guests will be delighted to enjoy a meal in the dual aspect dining room with a fascinating corner angled fireplace incorporating a thin brick surround. There are doors from the dining room, sitting room and drawing room that all lead into the superb garden room where, in the spring and summer, the family spend much of their time. It has tiled flooring and French doors to the paved patio with additional decking and wonderful views over the garden and beyond, while the arched and beamed glazed doors to the charming sitting room are impressive. Here you will find a variety of period features including an impressive fireplace with a Baxi fire, a brick surround and an oak mantelpiece.

The double aspect drawing room/fourth bedroom has an angled fireplace and could be used as part of a separate apartment as it has a door to a secondary hallway that has access to a wet room and a security door to the garage. If additional living accommodation was required the integral garage could be converted subject to the appropriate planning permissions

Walking up the staircase you come to spacious galleried landing that provides a useful study area, access to an airing cupboard, the partially boarded attic, the family shower room with its wood flooring and three double bedrooms. These include one that is triple aspect with fitted cupboards and another that has a fascinating arched wardrobe, a vanity basin and doors to a large decked balcony with a glass and chrome balustrade where you can sip your morning coffee and enjoy watching the cricket. While the dual aspect main bedroom includes a wet room style shower room, a built in cupboard and fitted shelving. Since the roof of the garage is flat it would be possible to extend over it to create additional bedrooms if required and subject to the appropriate planning.

As well as the rear terrace where you can enjoy barbecues and outdoor entertaining there is a large lawn where kids and pets can play surrounded by trees and shrubs. There is also a pathway to the end of the garden, a charming summerhouse and views over the cricket pitch and sports centre. While at the side of the property there is a garden shed, a vegetable plot and a greenhouse.





Seller Insight

“ This has been a wonderful family home over the past 13 years and a great place for entertaining but it is now time to downsize. We will have fond memories of our time here where we were even able to host a family wedding in a marquee in the garden. The location is excellent because it is very quiet and peaceful as it backs onto the sports centre and cricket ground where we can listen to the summer sound of 'leather on willow'.

At the same time you can stroll to Morrisons supermarket in a couple of minutes, walk to the town centre and the Leas in 15 minutes or commute from the nearby Folkestone Central station to London on the fast train that whisks you to St Pancras in under an hour. We used to live in Belgium and still go there regularly and having the Channel Tunnel so close has been a great advantage. There are excellent schools in the vicinity, including four primary schools and a grammar school that are all rated Outstanding by Ofsted, as well first class private schools in Dover, Canterbury and Ashford.

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 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

| | |
|----------------------------|------------|
| By Road: | |
| Folkestone Central Station | 0.6 miles |
| Folkestone West Station | 0.8 miles |
| Channel Tunnel | 4.5 miles |
| Ashford International | 16.3 miles |
| Dover Docks | 10.7 miles |
| Canterbury | 19.4 miles |
| Gatwick Airport | 71.3 miles |
| Charing Cross | 72.3 miles |

| | |
|----------------------------------|-------------|
| By Train from Folkestone Central | |
| High-Speed St. Pancras | 56 mins |
| Charing Cross | 1hr 32mins |
| Victoria | 1hr 20 mins |
| Ashford International | 16 mins |

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 |

Healthcare

| |
|--------------------------|
| Whitehouse Surgery |
| Sandgate Road Surgery |
| Manor Road Surgery |
| Harbour Medical Practice |
| William Harvey Hospital |
| Royal Victoria Hospital |

Education

| |
|-----------------------------|
| Primary Schools: |
| Hawkinge Primary |
| St Eanswythe's Primary |
| St Martin's Primary |
| Dover College Junior |
| Ashford School (Prep) |
| Secondary Schools: |
| Harvey Grammar for Boys |
| Folkestone School for Girls |
| Dover Girls Grammar |
| Dover Boys Grammar |
| Dover College |
| Ashford School |

| |
|--------------|
| 01303 275434 |
| 01303 851241 |
| 01303 851122 |
| 01303 330707 |
| 01233 633331 |
| 01303 850202 |

| |
|--------------|
| 01303 893892 |
| 01303 255516 |
| 01303 238888 |
| 01304 205969 |
| 01233 625171 |

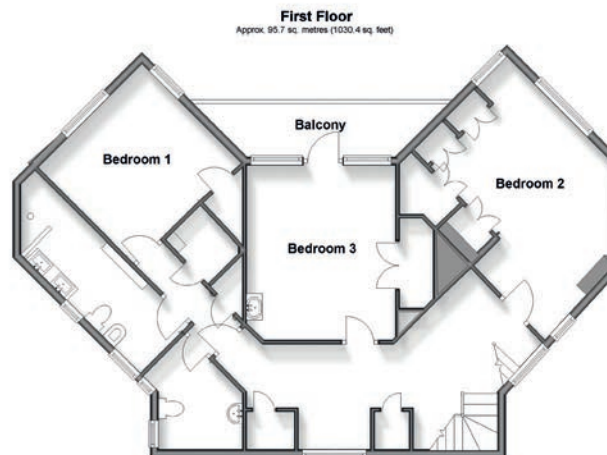
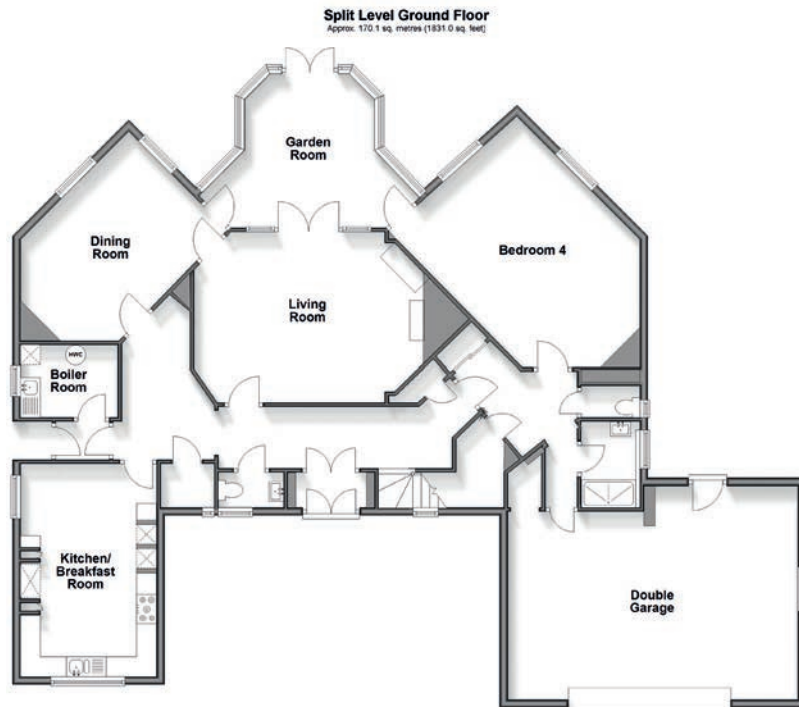
| |
|--------------|
| 01303 252131 |
| 01303 251125 |
| 01304 242400 |
| 01304 206117 |
| 01304 205969 |
| 01233 625171 |

Entertainment

| | |
|-----------------------------|--------------|
| Marlowe Theatre, Canterbury | 01227 787787 |
| Leas Cliff Hall | 01303 228600 |
| Marleys | 01303 470598 |
| Rocksalt | 01303 212070 |
| British Lion | 01303 251478 |
| Hotel Imperial | 01303 267441 |

Local Attractions / Landmarks

| |
|---|
| Hawkinge Battle of Britain Museum |
| Capel le Ferne Battle of Britain Memorial |
| Caesar's Camp |
| Port Lympne Animal Park |
| Dover and Deal castles |
| Secret War Tunnels |
| Canterbury Cathedral |
| Romney Hythe and District Miniature Railway |
| The Leas |
| Folkestone Creative Quarter |
| Harbour Arms |



SPLIT LEVEL GROUND FLOOR

| | |
|------------------------|---|
| Porch | |
| Main Hall | |
| Inner Hall | |
| Kitchen/Breakfast Room | 17'3 x 10'10 (5.26m x 3.30m) |
| Larder | |
| WC | |
| Boiler Room | 8'0 x 5'11 (2.44m x 1.80m) |
| Dining Room | 19'6 maximum x 11'7 (5.95m x 3.53m) |
| Living Room | 19'2 x 14'4 (5.85m x 4.37m) |
| Garden Room | 20'7 maximum x 13'6 maximum (6.28m x 4.12m) |
| Bedroom 4 | 21'0 maximum x 13'8 (6.41m x 4.17m) |
| Toilet | |
| Shower Room | 6'4 x 4'9 (1.93m x 1.45m) |

FIRST FLOOR

| | |
|----------------------|------------------------------|
| Galleried Landing | |
| Bedroom 1 | 11'8 x 11'7 (3.56m x 3.53m) |
| En Suite Shower Room | 17'8 x 5'5 (5.39m x 1.65m) |
| Bedroom 2 | 17'10 x 13'9 (5.44m x 4.19m) |
| Bedroom 3 | 14'1 x 11'11 (4.30m x 3.63m) |
| Balcony | |
| Shower Room | |

OUTSIDE

In & Out Drive
Front Garden
Rear Garden
Double Garage

Council Tax Band: G
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

