



32 Cherry Garden Lane
Folkestone | Kent | CT19 4AD

FINE & COUNTRY



Step inside

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Recently Renovated, Charming 1930's Detached Family Home in a Prime Location

The property has undergone an extensive renovation within the last 5 years, throughout every room on both floors. This beautifully presented 1930s detached home is ideally situated within walking distance of top-rated primary and grammar schools and just moments from the M20, providing swift access to Ashford, Dover, Canterbury, and London. For commuters, Folkestone West station is nearby, offering high-speed services to St Pancras in under an hour.

A well-positioned corner plot and set back from the road, the property is accessed via a driveway suitable for 3 cars to park, bordered by a delightful crazy-paved patio leading to the oak garage entrance, or through a pedestrian pathway that takes you to a striking oak porch and original front door. Upon entering, you are welcomed into a spacious hallway featuring Karndean flooring throughout the entire ground floor, a cloakroom, and stairs to the upper level.

The dual-aspect sitting room is both elegant and inviting, with a coved ceiling, a characterful bay window, and new wood-surround fireplace with a log burner. The heart of the home is the contemporary kitchen/diner, installed just 18 months ago. It boasts high-spec appliances including a new boiler system, an induction hob, oven, microwave, air fryer, steamer, washing machine, dishwasher, full-height fridge, and half-height freezer. Bi-folding doors open the entire diner space onto the garden, and there's also direct access to a generous 18ft conservatory.

This layout is ideal for families—parents can remain in the kitchen/diner while keeping an eye on children playing in the conservatory. An approved license exists for converting the conservatory into a permanent extension, offering exciting potential. Additional practical touches include external access to a utility room with additional laundry facilities and a rear door to the garage.

Upstairs, a galleried landing leads to storage rooms and a stylish family bathroom fitted around 24 months ago with elegant Burlington fixtures and a curved vanity basin. The home features four bedrooms, including the main bedroom with dual aspect windows and newly fitted ensuite, one currently used as a home office, another fitted as a bespoke dressing room, and a dual-aspect room with access to a charming brick-edged balcony—perfect for morning coffee with garden views.

The generous, secluded, and easy maintenance rear garden is a standout feature, offering a safe and secure space for children and pets. The garden size offers lots of scope to develop the space and includes a large lawn surrounded by mature trees, shrubs, and new close-board fencing, along with a children's playhouse and play area. For adults, there's a dedicated patio and barbecue area, ideal for entertaining.





Seller Insight

“We’ve thoroughly enjoyed living in this home and have thoughtfully renovated it over the past five years to create a comfortable, stylish space that balances modern living with character. From open, light-filled rooms to updated finishes throughout, it’s been a joy to make it our own. It’s been a wonderful space for hosting family, relaxing in the garden, and enjoying the local community.

The location has been a real highlight for us. We’re just a five-minute walk from the local primary school, which has been perfect for family life. The high-speed train station nearby makes commuting incredibly convenient, and the local gym with a pool has added a great balance to our daily routine. At the back of the property is a playing field with a new park.

The vicinity boasts a range of highly regarded educational options, including four other primary schools and two Outstanding grammar schools nearby. For families considering independent education, there are excellent private schools in Dover, Canterbury, and Ashford.

Folkestone itself is a beautiful seaside town — full of charm, creativity, and a real sense of community. From the coastal walks and harbour to the independent shops and cafés, there’s always something to enjoy. For those with an active lifestyle, Folkestone offers a wealth of sporting facilities — from the popular Folkestone Sports Club to local rugby, football, cricket, hockey, and both indoor and outdoor bowls clubs. Golf enthusiasts can enjoy a round at either the scenic Etchinghill Golf Club or the prestigious, Henry Cotton-designed Sene Valley Golf Course.”

Now that our needs are changing, we’ve decided it’s the right time to downsize. It’s a home that has given us so much, and we’re proud to pass it on to someone new who will appreciate the quality, warmth, and attention to detail we’ve put into it. We’re confident it will bring the next owner as many happy memories as it has brought us.”*

* 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 West Station	0.7 miles
Channel Tunnel	3.7 miles
Ashford International	14.7 miles
Dover Docks	11.3 miles
Canterbury	16.2 miles
Gatwick Airport	71.0 miles
Charing Cross	71.7 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International	14 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
Bannatyne's Gym	01303 270888

Healthcare

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

Education

Primary Schools:
Morehall Primary
Sandgate Primary
Folkestone Primary
Cheriton Primary
Dover College Junior
Ashford School (Prep)

Secondary Schools:
Folkestone Academy
Turner Free School
Harvey Grammar School 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 275128
01303257280
01303 842400
01303 276112
01304 205969
01233 625171

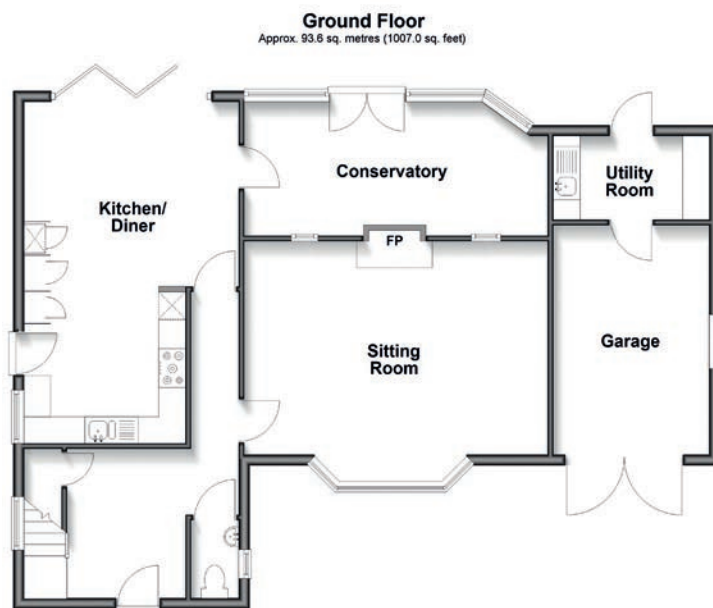
01303 842400
01303 842400
01303 252131
01303 251125
01304 242400
01304 206117
01304 205969
01233 625171

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
The London and Paris Hotel	01303 232980
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



GROUND FLOOR

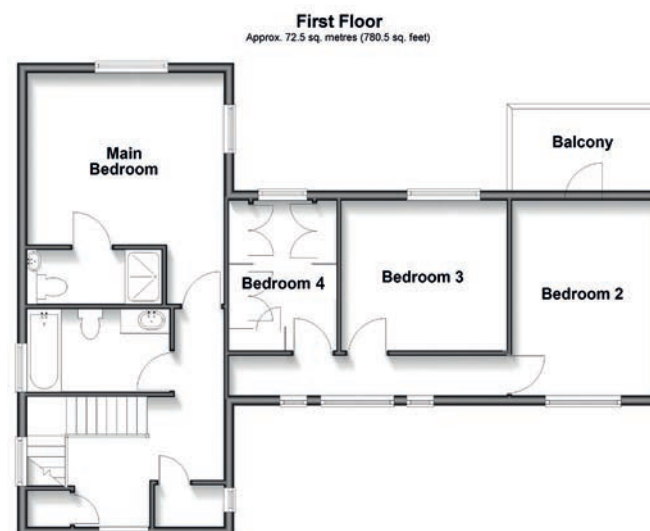
Porch	
Hall	
Cloakroom	
Sitting Room	18'0 x 14'8 (5.49m x 4.47m)
Kitchen/Diner	21'6 x 12'11 (6.56m x 3.94m)
Conservatory	18'0 x 8'3 (5.49m x 2.52m)
Utility Room	

FIRST FLOOR

Landing	
Store Cupboard	
Family Bath/Shower Room	
Main Bedroom	15'7 x 12'11 (4.75m x 3.94m)
En Suite Shower Room	
Dressing Room/Bedroom 4	10'2 x 7'9 (3.10m x 2.36m)
Bedroom 3	11'1 x 10'1 (3.38m x 3.08m)
Bedroom 2	13'1 x 9'6 (3.99m x 2.90m)
Balcony	

OUTSIDE

Rear Garden
Driveway
Garage



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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