



16 Green Close
Hawkinge | Folkestone | Kent | CT18 7EL

FINE & COUNTRY



Step inside

16 Green Close

Green Close is a quiet cul-de-sac creating an oasis in the vibrant village of Hawkinge and overlooks the very large Hawkinge Green with its impressive community centre. The Close features beautiful detached residences individually designed and built in the traditional style by the award-winning developers Pentland Homes around 25 years ago and includes this charming and beautifully presented property at the end of the cul-de-sac in a private enclave of just three houses. It has a block paved driveway for off road parking bordered by a front lawn and shrubs leading to a cupola topped, pitched roof double garage surrounded by colourful hydrangeas.

The attractive exterior features a neo-Tudor ambience and this period feel continues inside with exposed ceiling and wall beams, an oak staircase, coved ceilings, wood effect double glazed diamond pane windows and wood skirtings. There is a covered porch with a partially glazed oak front doors that opens into the spacious entrance hall with porcelain floor tiles, large storage cupboards and a very smart cloakroom with attractive tiling. A good sized study with oak flooring is situated just inside the front door so, for anyone working from home, it is very useful as business visitors do not need to venture into the private part of the home.

A characterful sitting room includes oak flooring that continues into the dining room and a feature brick fireplace with a remote controlled log flame effect gas fire that makes a delightful focal point. A pair of multi-pane doors open into the dining room and, when these doors are open, it creates a very spacious feel that is ideal for entertaining. This feeling of space is enhanced even further as French doors from the dining room open into the attractive hexagonal conservatory that has all around views over the charming rear garden.

The delightful kitchen/breakfast room includes a Leisure range cooker and attractive bespoke oak fronted units with granite worktops housing a combi microwave, a coffee machine, a full height larder fridge and matching freezer, a dishwasher, a filtered water tap, wine racks and a multi-bin cupboard as well as a peninsular breakfast bar. While the adjacent utility room is fitted with the same bespoke oak units and has space for laundry facilities plus a stable door to the garden.

Wood flooring flows throughout much of the first floor where you will find a large U-shaped galleried landing with a very spacious airing cupboard and access to the insulated attic. There is a porcelain tiled family bathroom with a stand-alone slipper bath with claw feet and a separate power shower and five bedrooms that have uninterrupted views across Hawkinge Green or over the garden. They include a good sized single and four double bedrooms fitted wardrobes and the principal has an en suite bathroom with power shower.

In the very special rear garden you will find a large terrace with a pergola covered seating/dining area, a summerhouse with electrics and a decked patio as well as a lawn with impressive shrub beds plus the adorable wildlife pond with a small stream and a Japanese style bridge over it, all surrounded by well-established trees and close board fencing.









Seller Insight

“ This has been a wonderful family home for the past 25 years and we are only moving to be nearer to our daughter. We will always have very happy memories of our time here with great parties, family gatherings and the house being dressed overall for Christmas. It is very quiet and peaceful and we are within easy walking distance of the shops, eateries, surgery, dentist and Lidl supermarket as well as the Hawkinge Community Centre on Hawkinge Green. This includes a sports hall, a gym, two studios, a meeting room, coffee shop and bar. It offers a wide variety of activities for all age groups from toddler groups to roller disco and short mat bowls.

There are stables in the village for anyone who enjoys riding and plenty of places to enjoy wonderful walks with the dog as well as a cricket and social club, a football club, four pubs and the Battle of Britain Museum, while there are a number of golf courses nearby. With regard to education, the village has two primary schools, including the Hawkinge Primary rated Outstanding by Ofsted while there are excellent grammar schools in Folkestone, Dover and Canterbury and first class independent schools in Canterbury, Ashford and Dover.

The house is very conveniently situated because, as well as the regular bus service through the village, you can be on the M20 motorway in a minute for Ashford, Dover and London. Folkestone is close by with its shops, restaurants, the Creative Quarter and the Harbour Arms and you can easily pop across to France via Eurotunnel and the fast trains from Folkestone West station take less than an hour to St Pancras.”*

* 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.



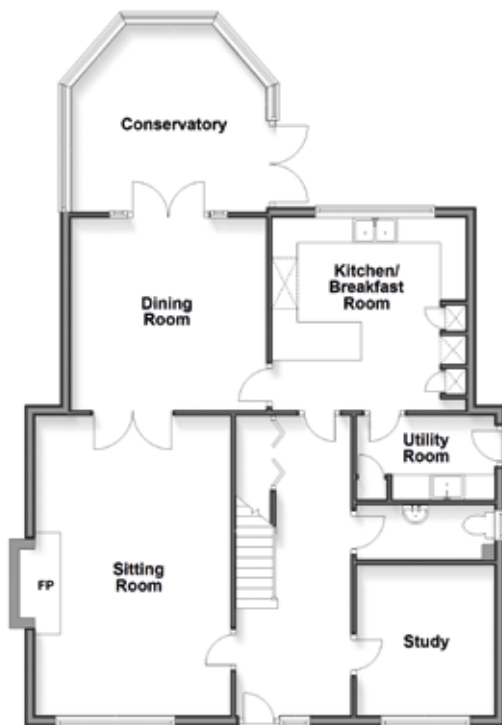




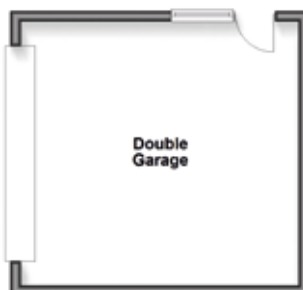


Travel		Healthcare		Entertainment	
By Road		The Hawkinge and Elham Valley		Marlowe Theatre, Canterbury	01227 787787
Folkestone West Station	3.2 miles	Surgery	01303 232300	Leas Cliff Hall	01303 228600
Channel Tunnel	5.9 miles	New Lyminge Surgery	01303 863160	White Horse pub	01303 980652
Ashford International	16.4 miles	William Harvey Hospital	01233 633331	Black Horse Inn	01303 470773
Dover Docks	10.3 miles	Royal Victoria Hospital	01303 850202	Mayfly	01303 894689
Canterbury	13.9 miles			Cat and Custard Pot	01303 892205
Gatwick Airport	72.6 miles			Hotel Imperial	01303 267441
Charing Cross	76.2 miles				
By Train from Folkestone West		Education		Local Attractions / Landmarks	
High-Speed St. Pancras	51 mins	Primary Schools:	01303 893892	Hawkinge Battle of Britain Museum	
Charing Cross	1hr 29 mins	Hawkinge Primary	01303 893892	Caesar's Camp	
Victoria	1hr 17 mins	Churchill Primary	01233 625171	Port Lympne Animal Park	
Ashford International	13 mins	Ashford School (Prep)		Dover and Deal castles	
Leisure Clubs & Facilities		Secondary Schools:		Secret War Tunnels	
Hawkinge Community Centre		Harvey Grammar for Boys	01303 252131	Canterbury Cathedral	
Hawkinge Cricket Club	01303 893873	Folkestone School for Girls	01303 251125	Romney Hythe and District Railway	
Hawkinge Football Club	07979693495	Simon Langton Girls Grammar	01227 463711	The Leas	
Etchinghill Golf Club	01303 862929	Simon Langton Boys Grammar	01227 463567	Folkestone Creative Quarter	
Folkestone Rugby Club	01303 316005	Barton Grammar	01227 464600		
		Dover Girls Grammar	01304 242400		
		Dover Boys Grammar	01304 206117		
		Dover College	01304 205969		
		The King's School, Canterbury	01227 595501		
		Kent College	01227 763231		
		St Edmunds	01227 475000		
		Ashford School	01233 625171		

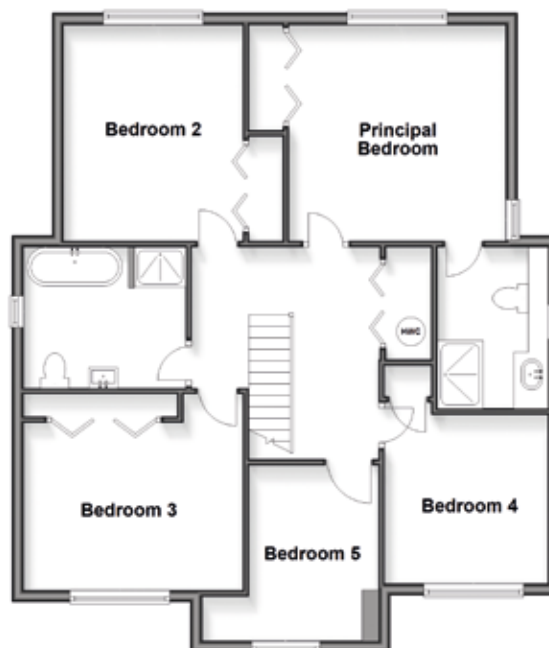
Ground Floor
Approx. 96.6 sq. metres (1040.2 sq. feet)



Outbuilding
Approx. 29.3 sq. metres (315.3 sq. feet)



First Floor
Approx. 87.8 sq. metres (945.3 sq. feet)



GROUND FLOOR

Entrance Hall	
Study	9'7 x 8'9 (2.92m x 2.67m)
Cloakroom	
Kitchen/Breakfast Room	12'5 x 12'5 (3.79m x 3.79m)
Utility Room	9'3 x 5'4 (2.82m x 1.63m)
Dining Room	12'6 x 12'5 (3.81m x 3.79m)
Sitting Room	19'5 x 13'1 (5.92m x 3.99m)
Conservatory	13'0 maximum x 12'11 maximum (3.97m x 3.94m)

FIRST FLOOR

Landing	
Bedroom 5	10'0 x 7'5 (3.05m x 2.26m)
Bedroom 4	9'9 x 8'9 (2.97m x 2.67m)
Principal Bedroom	12'5 x 12'5 (3.79m x 3.79m)
En Suite Shower Room	
Bedroom 2	12'5 x 10'7 (3.79m x 3.23m)
Family Bath/Shower Room	9'11 x 7'7 (3.02m x 2.31m)
Bedroom 3	13'2 x 9'4 up to fitted wardrobes (4.02m x 2.85m)

OUTSIDE

Rear Garden	
Summer House	
Front Garden	
Driveway	
Double Garage	18'3 x 17'2 (5.57m x 5.24m)

EPC Pending
Council Tax Band: G
Tenure: Freehold

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

