



Paddock House 48 Coolinge Lane Folkestone CT20 3QF
£765,000

colebrooksturrock.com





Paddock House

48 Coolinge Lane Folkestone CT20 3QF

A deceptively spacious detached family home in a much favoured location with attractive gardens and parking.

Situation

Folkestone, a delightful coastal town, is brimming with both historical charm and natural beauty. Notably, The Leas, an enchanting promenade crafted by the esteemed architect Decimus Burton in the mid-1800s, offers stunning views of the Channel and pathways leading to expansive single beaches.

The town's beating heart lies in the revitalised Old High Street, connecting the Bayle to the Harbour and serving as the vibrant core of Folkestone's Creative Quarter. Dotted with cobbled streets, independent businesses, and vividly restored buildings, this area resonates with the town's cultural heritage.

In the sought-after West End, Coolinge Lane provides convenient access to amenities, local grammar schools, Sandgate Primary and efficient transport links, including the High-Speed rail service to London St Pancras.

The Property

Paddock House is an impressive detached family home, deceptive from the exterior, set back from the road in a sought after location just moments from Sandgate Primary School.

Dating back to 1936, this residence has been well maintained by the existing owners, combining character with contemporary features. Approached from the side is an attractive entrance and doorway opening to an entrance vestibule and a welcoming reception hall with stairs to first floor.

A bright and airy dual aspect sitting room retains the brick surround fireplace and mantel piece with

space for a fitted fire. Off here lies a glazed conservatory, taking full advantage of its aspect and outlook. A lime oak kitchen lies to the rear with an integrated selection of appliances, divided by a traditional dining room with attractive panelling. The ground floor is complimented by a cloakroom and number of fitted cupboards and storage space.

From the first floor landing are four double bedrooms, some with fitted wardrobe space, a family bathroom and separate shower room, completing the upstairs area.

Outside

Nestled away from the road, this property offers generous parking space for multiple vehicles and/or a caravan, leading to a detached garage.

The surrounding gardens are beautifully landscaped and secluded, stretching from the front lawn with a winding paved pathway to a rear terrace boasting a charming garden pond and lush flower beds.

Additional outbuildings are situated behind the garage, while a flat lawn is adorned with abundant flowers, opening up to a spacious area at the rear.

Services

All main services are understood to be connected.

It should be noted the Vendor of this property is a relative of an employee of Colebrook Sturrock.

Local Authority

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



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2006 sq ft / 186.3 sq m (includes garage)
 Outbuilding = 76 sq ft / 7.1 sq m
 Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale

Tenure

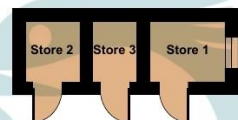
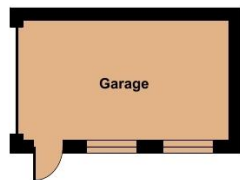
Freehold

Current Council Tax Band: F

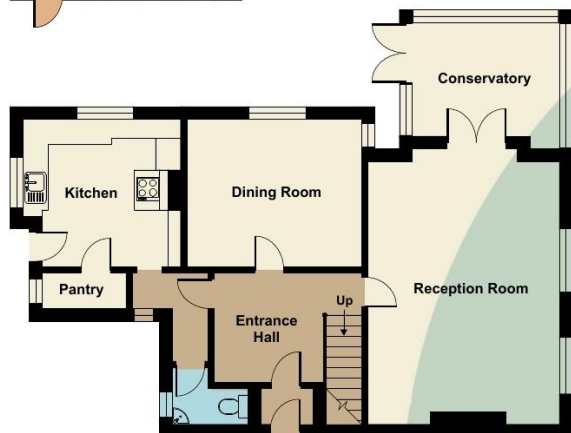
EPC Rating: D

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.



OUTBUILDING
Approx. 76 SQFT (INTERNAL)



GROUND FLOOR
Approx. 948 SQFT (INTERNAL)



FIRST FLOOR
Approx. 868 SQFT (INTERNAL)

Entrance Hall	11'8 x 8'6 (3.56 x 2.59)
Reception Room	20'9 x 15'2 (6.32 x 4.62)
Dining Room	13'10 x 11'8 (4.22 x 3.56)
Kitchen	12'6 x 11'10 (3.81 x 3.61)
Conservatory	11'7 x 10' (3.53 x 3.05)
Garage	16'3 x 9'6 (4.95 x 2.90)
Bedroom One	15'5 x 12'8 (4.70 x 3.86)
Bedroom Two	15' x 9'11 (4.57 x 3.02)
Bedroom Three	15' x 10'6 (4.57 x 3.20)
Bedroom Four	12'4 x 11'9 (3.76 x 3.58)
Bathroom 1	8'7 x 6'6 (2.62 x 1.98)
Bathroom 2	9' x 11' (3.89 x 3.63)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1107579

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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