



61 Valebrook Close Folkestone Kent CT20 3JW
Offers over £350,000

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61 Valebrook Close

Folkestone CT20 3JW

A three bedroom chalet style home, peacefully tucked away in an elevated position, offering lovely hillside views to the front.

Situation

The property is situated at the end of a cul-de-sac in an elevated position, providing a sense of privacy along with a well treed outlook and scenic hillside views to the front. It occupies a generous garden plot. There are two primary schools nearby, and local supermarkets in Cheriton and Hythe are just a short drive away. The popular coastal towns of Sandgate and Hythe, with their range of attractions, are also within easy reach.

Commuting links are excellent—Folkestone West Station offers high-speed rail services to London St. Pancras in just over 50 minutes, as well as connections to continental Europe. The nearby M20 motorway provides convenient access across Kent, and the Eurotunnel terminal in Cheriton offers further routes to the Continent.

The Property

The property is entered via a small front porch leading into a welcoming entrance hall, featuring luxury Karndean LVT flooring that continues through to the lounge and dining areas.

The hallway provides access to all ground floor rooms, including a spacious open plan living and dining room. These areas are divided by a square archway and benefits from large picture window to the front as well as sliding patio doors from the dining room that open directly onto the garden.

The kitchen is positioned at the front of the property and enjoys a dual aspect. It is fitted with a Shaker style design, offering a range of built-in cupboards and drawers, roll top work surfaces, an integrated oven, and a gas hob. This room would benefit from some updating. Also on the ground floor is the third

bedroom, which overlooks the garden, and a modern refitted bathroom featuring a bathtub with a rainfall shower and screen, a vanity wash hand basin, low level WC, and a built-in display shelf.

An open tread wooden staircase leads to the first floor, where you will find two double bedrooms enjoying views over the garden and surrounding hills.

The property offers excellent potential for further updating and personalisation. Set within a mature garden plot rich with nature and birdsong, it provides generous living space in a peaceful and picturesque setting.

Outside

The property sits in an elevated position above the road, accessed via a sloped shared driveway alongside a front lawn. There is potential to extend the parking area, if desired, and the frontage also features a selection of mature shrubs. A single garage is included, complete with power and lighting.

To the rear, the garden features steps leading up to a sloping lawn that stretches toward the rear boundary. It is rich in natural character, with a mix of small trees, mature flowering shrubs, and wild areas that attract local wildlife. The garden also includes a small pond and a greenhouse.

Services

We understand all main services are installed.



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

Total Approximate Area = 973 sq ft / 90.3 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1115 sq ft / 103.4 sq m

For identification only - Not to scale

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1271695

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com



colebrooksturrock.com

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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