



FOUNDATION

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1 The Pastures, Hawkinge, Folkestone CT18 7PN

5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 1 The Pastures, Hawkinge, Folkestone CT18 7PN

- Spectacular Detached Residence
- Exclusive Development Overlooking The Peaceful Green
- Five Beautiful Bedrooms & Two Luxury Bathrooms
- Two Open Plan Reception Rooms & Conservatory
- Over 2000 Sq. Ft Of Spacious & Versatile Accommodation
- Double Garage & Generous Driveway
- Landscaped Front & Rear Garden
- Three Miles From The Arty Seaside Town Of Folkestone

### SITUATION:

One The Pastures is ideally situated on the edge of the popular village of Hawkinge. The stunning surrounding countryside offers numerous footpaths for walking and biking, while the village itself boasts a large variety of essential amenities including local supermarkets, two pharmacies, doctors, dental surgery, two Primary Schools, Post Office, some of which are right on your doorstep.

The arty seaside town of Folkestone is just three miles away the regeneration has been underway for a few years now and involves everything from the new creative quarter, improved transport links, and the huge redevelopment project along the seafront.

For those wanting to reach the continent, Folkestone to Calais can be achieved in 35 minutes via the Euro tunnel. The Cathedral City of Canterbury. Both offer excellent shopping, recreational and

educational facilities, as well as main line train services to London. Folkestone offers a high speed rail service which reaches London St Pancras in approximately 52 minutes and the Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance of the property.

The nearby thriving market town of Ashford also provides excellent shopping and recreational facilities, including the McArthur Glen Designer Outlet which is undergoing massive expansion to double the size of this major retail attraction.

The Eureka Park development offers a selection of restaurants, including Nandos, Frankie & Bennys, Beefeater and Pizza Hut and also includes Bannatyne Health Club & Spa, Cineworld and Travelodge. Ashford also offers a fine selection of educational amenities, including both state and private schools.



**DESCRIPTION:**

A spectacular, five-bedroom detached residence, with an attractive weather-boarded exterior and offering over 2000 sq. ft of highly versatile accommodation. The property is situated in the quiet village of Hawkinge just outside the regenerated, arty, seaside town of Folkestone. The Pastures is part of an exclusive development built in 2002 and sits in a prime position overlooking the pretty green. This beautiful home has been lovingly updated and offers two floors of spacious and versatile accommodation, including an integral garage which has been partially converted. The handsome glazed door opens into an impressive entrance hall with stairs to the first floor and a convenient cloakroom and coat store.

To the left there is a magnificent sitting room with stunning fireplace which is encompassed by marble and oak surround. The intricate coving and ceiling roses add a depth of character to this bright, airy room

which flows directly into the dining area. This home has a wonderful layout and allows one to see right through to garden from the front of the house. From the dining area French doors open into a double-glazed conservatory which has bespoke high quality blinds that match those that are found round the rest of the house. Adjacent to the dining area there is a splendid kitchen breakfast room which has an array of beech wood units complemented by metro wall tiles and set upon stylish Kardean flooring which frame the double range cooker and other integrated appliances. A breakfast bar gives some division between the breakfast and cooking area yet allows the space to be sociable. Beyond the kitchen there is a utility area with access to the garden and garage, it features a large Butler sink, making it the perfect place to wash off muddy paws after those long country walks.

To the first floor one will find five beautifully presented generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom is particularly

large and benefits from fitted wardrobes and a lovely ensuite.

**OUTSIDE:**

This detached property has a wonderful corner plot, hedging offers privacy and protects the immaculate front lawn. The driveway has been paved and offers parking for several cars in addition to the double garage with its electric door. The garage has been partially converted to offer a home gym but could be fully integrated with the house or converted into an annexe, subject to planning.

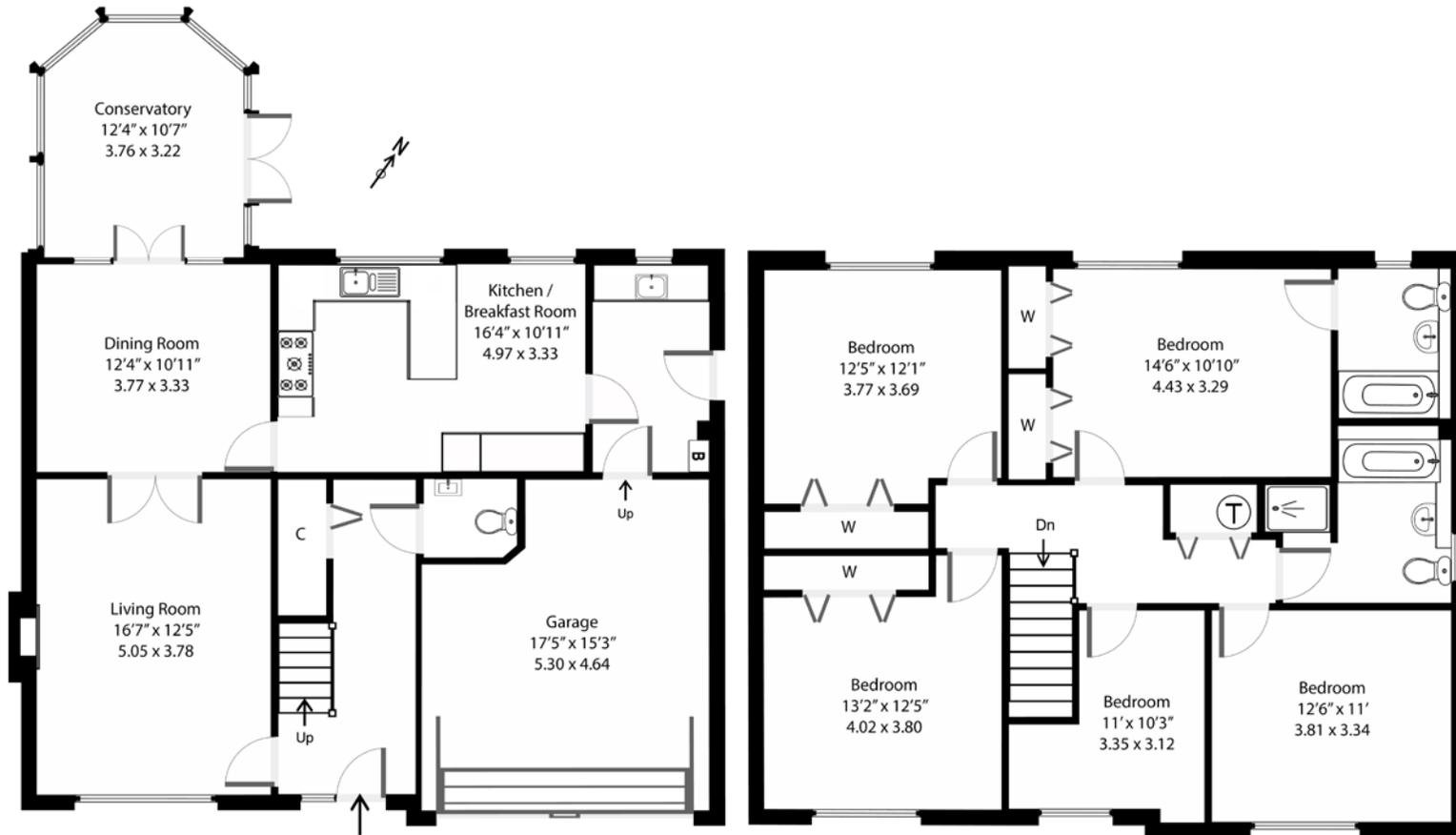
The rear garden has been beautifully manicured and is a credit to the owners, mature shrubs and small trees offer a delicate amount of shade in the seating areas dotted around the garden. Raised decking is found directly from the conservatory and in the far corner a pergola frames the relaxing area which is located next to the hot tub. The front and rear garden has warm lighting as well as a full security system installed.











TOTAL FLOOR AREA: 2147 sq. ft (199 sq. m)  
 HOUSE: 1907 sq. ft (sq. m)  
 GARAGE: 240 sq. ft (22 sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 G



GENERAL INFORMATION  
 All mains services are connected

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