



37 Lancaster Drive
Hawkinge, Folkestone, CT18 7SW
O.I.E.O £360,000

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37 Lancaster Drive, Hawkinge, Folkestone

Immaculate three-bedroom modern semi-detached home enjoying a delightful semi-rural outlook with open views to the rear.

Situation

37 Lancaster Drive is ideally located on the outskirts of Hawkinge, providing the perfect balance between village convenience and countryside living. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, the village features an active community center, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine. A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The high-speed rail link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travelers.

The Property

This attractive and immaculately maintained semi-detached home has been lovingly cared for by the current owners since new. The ground floor comprises a welcoming entrance hall, a cloakroom/WC, and a generous full height storage cupboard with lighting plus additional understairs cupboard. The extensively fitted kitchen is both stylish and practical and opens into a light and spacious, well-proportioned square sitting room. French doors from the sitting room lead out to the rear garden, allowing natural light to flood the space and creating an excellent connection between indoor and outdoor living. On the first floor are three well-presented bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Outside

Externally, the property benefits from an attached garage to the side and a beautifully tended rear garden. The garden has been thoughtfully stocked and nurtured, providing a peaceful and attractive setting. Beyond the garden lies a green buffer zone filled with a variety of trees and shrubs, an area that can be enjoyed by the new owners and which backs directly onto open paddocks. This unique setting enhances the feeling of space and privacy and reinforces the wonderful lifestyle appeal of this edge-of-village home.

Internal viewing of this property is highly recommended.

Services

All services are understood to be connected. Mechanical Ventilation with Heat Recovery (MVHR) system, offering efficient air circulation with heat retention, contributing to lower running costs and improved comfort.

Note: There is a Buffer Zone area which is split into sections behind each of the 14 properties with each of those sections being maintained by that property owner albeit that ownership is with one company which each property owner is a Member of.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

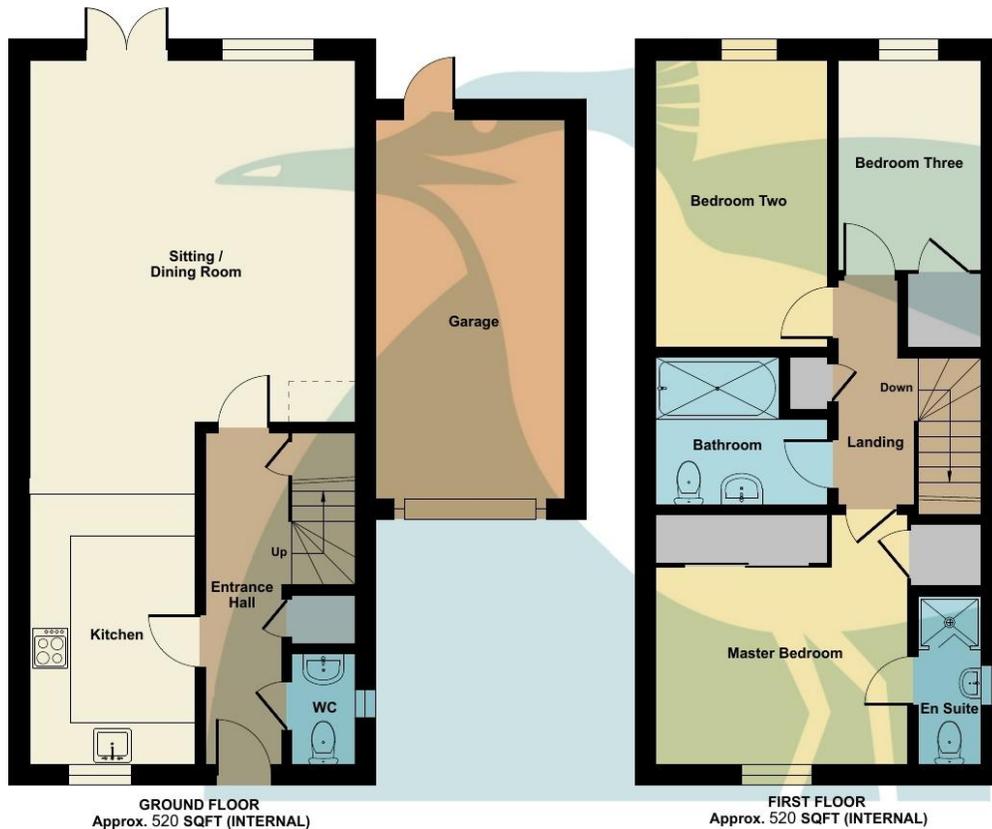
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1203 sq ft / 111.7 sq m (includes garage)

For identification only - Not to scale



Entrance Hall

15' 7" x 7' 2" (4.75m x 2.18m)

Kitchen

12' 10" x 7' 11" (3.91m x 2.41m)

Sitting/Dining Room

20' 1" x 15' 7" (6.12m x 4.75m)

WC

5' 2" x 3' 0" (1.57m x 0.91m)

Landing

10' 2" x 6' 11" (3.10m x 2.11m)

Master Bedroom

12' 0" x 11' 10" (3.65m x 3.60m)

En-suite

8' 0" x 3' 1" (2.44m x 0.94m)

Bedroom Two

13' 7" x 8' 3" (4.14m x 2.51m)

Bedroom Three

10' 0" x 6' 11" (3.05m x 2.11m)

Family Bathroom

8' 2" x 7' 0" (2.49m x 2.13m)

Garage

18' 0" x 9' 1" (5.48m x 2.77m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1394416

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 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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