



49 High Street, Hythe, Kent CT21 5AD



## 2 CORNWALLIS AVENUE, FOLKESTONE

**£899,950 Freehold**

In a much sought after location, 0.4 of a mile from Folkestone Central Station, a stunning family home which has been thoughtfully extended to provide a total of 2327 sq ft of impeccably presented accommodation with 3 reception rooms, kitchen/living space, 4 bedrooms (2 ensembles). Garage, ample parking, generous garden. EPC



## **2 Cornwallis Avenue, Folkestone CT19 5JA**

**Entrance Hall, Sitting Room, Dining Room, Snug, Office,  
Kitchen/Breakfast/Living Space, Utility Room, Cloakroom,  
Four Bedrooms (Two En-Suites), Family Bathroom,  
Integral Garage, Drive In, Drive Out Driveway, Generous Garden To Rear**

### **DESCRIPTION**

Situated in a much sought after location, this stunning detached family home has benefitted enormously from a carefully planned and skilfully executed programme of extension and improvement. The result is an exceptional property offering a total of 2327 sq ft of impeccably presented accommodation which has been designed to complement a modern lifestyle.

The wide and welcoming entrance hall leads to a spacious dining room which connects with the particularly generous sitting room with bi-folding doors uniting the space with garden and double doors opening to the kitchen/breakfast/living space. This area is exceptional, designed to provide the perfect environment for a family to live or to host wonderful social events. It also enjoys bi-folding doors opening onto the garden and is flooded with light from an atrium roof light. The kitchen itself is a high specification with all the integrated appliances one would expect. A snug, office, utility room and cloakroom complete the ground floor. The first floor provides four comfortable bedrooms, the principal with en-suite bath/shower room, the second also with an ensuite shower room and a family bathroom.

The house enjoys ample parking on the carriage driveway which also leads to the integral garage. The garden to the rear measures around 120 feet in length with a wide expanse of lawn and a beautiful terrace, perfect for alfresco dining.

### **SITUATION**

Cornwallis Avenue is a pleasant tree lined road, sought after due to its close proximity to Folkestone Central (and West) Mainline Stations (with high speed link to London, St Pancras, journey times of under an hour), both the Girls and Boys Grammar Schools and highly regarded primary schools including Morehall. The Turner School and The Academy are also walkable.

The property is only about a mile from Folkestone town centre and a relatively short, level walk from the picturesque Leas Promenade. From here access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There is also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre and spa. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station which is just a few minutes walk away. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are about 1 and 3 miles distant respectively.

The accommodation comprises:

### **ENTRANCE HALL**

A generous space entered via a UPVC and obscured double glazed door with obscured double glazed window to side, polished porcelain tiled floor, coved ceiling, radiator, staircase to first floor, glazed doors to:

### **DINING ROOM**

Attractive stone fireplace surround with pebble effect gas fire above a stone hearth, coved ceiling, bay with double glazed windows to front fitted with folding plantation style shutters, radiator, square archway leading to:

### **SITTING ROOM**

A particularly generous space with coved ceiling, provision for wall mounted TV, four-piece bi-folding doors opening to and uniting the space with the garden beyond, vertical contemporary column radiator, double doors to:

### **KITCHEN/BREAKFAST/LIVING SPACE**

A generous space of L-shaped form, the kitchen area incorporating a comprehensive range of base cupboard and drawer units in a contemporary Shaker style with square-edged quartz worktops and upstands, inset with five burner Neff induction hob, range of coordinating wall cupboards above with extractor hood above the hob and incorporating integrated Neff microwave oven, coordinating island unit with various cupboards, drawers and integrated dishwasher with quartz worktop undermounted with deep butlers style sink with grooved drainer to side and mixer tap, further bank of coordinating units incorporating pair of eye level Neff ovens with additional storage above and below and integrated fridge and freezer to side, polished porcelain tiled flooring with underfloor heating throughout, the living area set in part beneath a double glazed atrium roof light with coloured LED mood lighting, provision for wall-mounted TV, four-piece bi-folding doors opening to and uniting the space with the garden beyond, recessed lighting,

contemporary vertical column radiator, door to utility room and door to:

### **OFFICE**

Polished porcelain tiled floor, recessed lighting, double glazed casement door and window opening to and overlooking the rear garden, contemporary vertical column radiator, doors to garage and:

### **CLOAKROOM**

Well fitted with a contemporary suite comprising low-level WC, wash basin with mixer tap and vanity cupboards below, polished porcelain tiled floor, recessed lighting extractor fan, opaque double glazed window to side, contemporary vertical column radiator.

### **UTILITY ROOM**

Base cupboard with recesses and provision to either side for washing machine and tumble dryer, square edged quartz worktop undermounted with stainless steel sink with mixer tap, recessed lighting, polished porcelain tiled floor, door giving access to deep walk-in storage cupboard.

### **SNUG**

Coved ceiling, bay with double glazed windows to front fitted with folding plantation style shutters, radiator.

### **FIRST FLOOR LANDING**

Access to loft space via a hatch fitted with a loft ladder, coved ceiling, double glazed window to side above the stairwell, doors to:

### **PRINCIPAL BEDROOM**

Access to loft space, coved ceiling, recessed lighting, window to rear, overlooking the garden, contemporary vertical radiator, door to:

### **EN-SUITE BATHROOM**

Well fitted with a contemporary suite comprising twin-ended bath with water spout and handheld shower attachment, low-level WC, wall-hung washbasin with mixer tap and vanity drawers below, illuminated mirror and shaver point above, walk-in





shower area with thermostatically controlled monsoon shower with separate handheld attachment, tiled floor with underfloor heating, walls tiled to half height, recessed lighting, extractor fan, opaque double-glazed window to side.

#### **BEDROOM**

Coved ceiling, double glazed window to front, radiator, door to:

#### **EN-SUITE SHOWER ROOM**

Walk-in shower area with thermostatically controlled monsoon shower with separate handheld attachment, low level WC, wall-hung washbasin with mixer tap, vanity drawers below and illuminated wall mirror above, tiled floor with underfloor heating, coved ceiling, recessed lighting, extractor fan.

#### **BEDROOM**

Coved ceiling, double glazed window to front radiator.

#### **BEDROOM**

Coved ceiling, built-in wardrobe cupboard, double glazed window to front, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, low-level WC, pedestal washbasin, twin-sized shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, tiled floor with underfloor heating, walls tiled to half height, coved ceiling, recessed lighting, extractor fan, obscured double-glazed windows to rear, heated ladder rack towel rail.

#### **OUTSIDE**

##### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick wall and edged by close-boarded timber panelled fencing. A block-paved carriage driveway provides off-road parking for a number of vehicles and access to the integral garage with a semicircular step stepping up to the front door. Outside tap. Side access can be gained to the rear garden.

##### **GARAGE**

Electronically operated roller door to front, base cupboard with recess for further freestanding appliance to side with square edged woodblock worktops inset with deep ceramic butler's sink, coordinating wall cupboards, recessed lighting, window to side, power and light.

##### **REAR GARDEN**

Spanning the width of the property is a generous terrace, ideal for alfresco dining and entertaining, paved in porcelain tiles coordinating with those in the kitchen/living space and with steps leading down to the remainder of the garden which is laid extensively to lawn with a central cherry plum tree, various specimen shrubs and is well enclosed by close-boarded timber-panelled fencing. Outside lighting, outside power point, outside tap. An additional paved terrace to the side of the property provides a useful workspace/storage area. To the far end of the garden is a timber-framed storage shed.

##### **EPC Rating Band**

##### **COUNCIL TAX**

Band F approx. £3,689.86 (2026/27)  
Folkestone & Hythe District Council.

##### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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# Cornwallis Avenue, Folkestone, CT19

Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft  
(Including Garage)

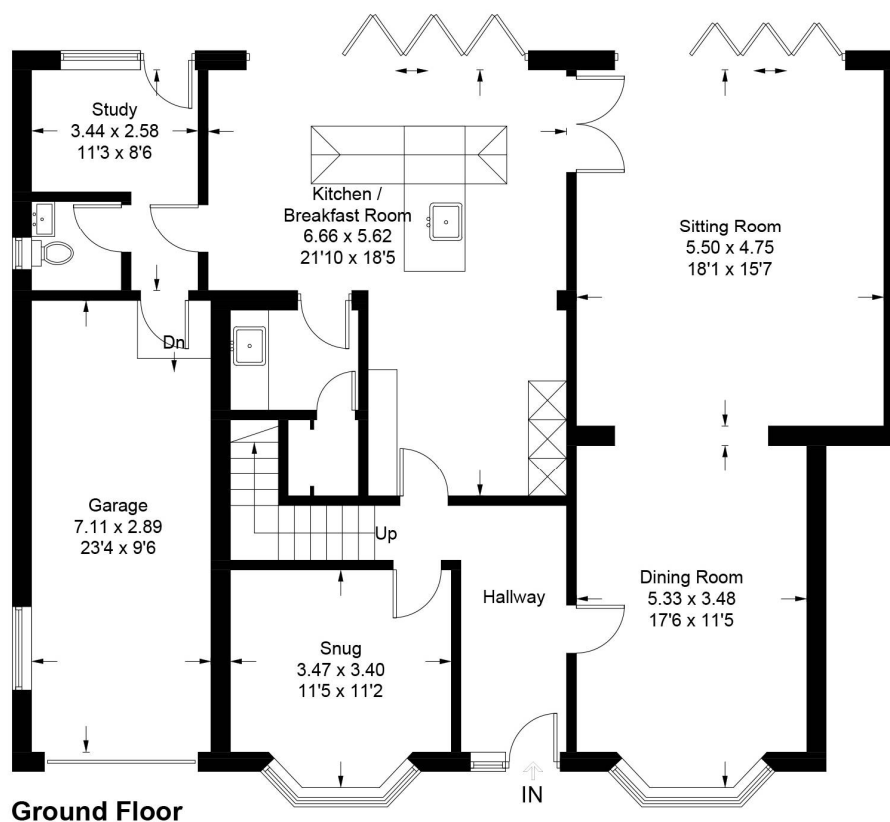
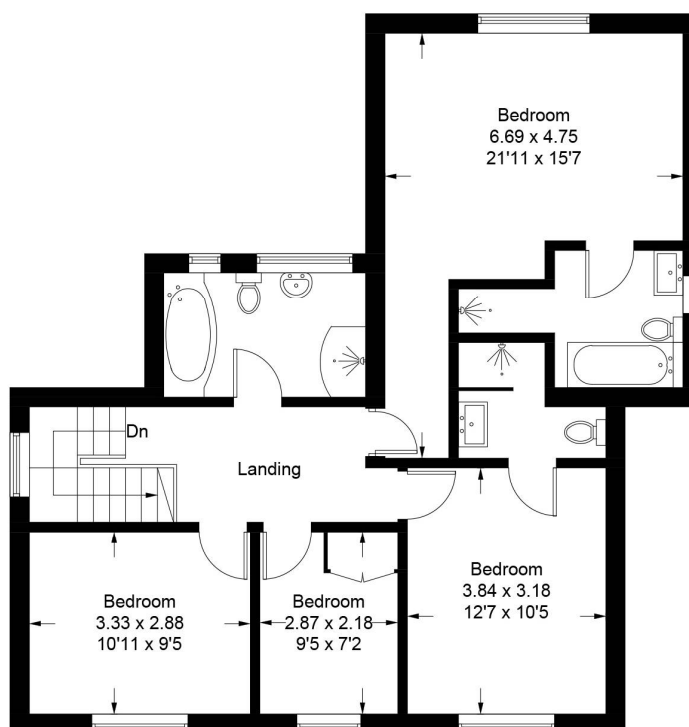


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