



2 Osprey Court
Hawkinge, FOLKESTONE, CT18 7TH
£625,000

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2 Osprey Court

An exceptional extended, re-modelled executive style family house presented to a high standard with double garage and fantastic parking for numerous vehicles.

Situation

This executive property is ideally situated, set well back in a traditional style development in the Terlingham Village exclusive development. Close by are a number of walks and rides over the surrounding idyllic countryside. The village of Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. Bus services run to both the coastal port of Folkestone to the south and, to the north via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London. The High-Speed rail link reduces travel time from Folkestone to London St Pancras to some 59 minutes! Also within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Nestled within an exclusive executive-style development, this superb family home offers a perfect blend of space, style, and modern living. Thoughtfully extended and beautifully re-modelled, it has been transformed into a spacious and contemporary home, boasting light-filled interiors and elegant décor throughout. The ground floor accommodation flows effortlessly from one room to the next, creating a wonderful family-friendly atmosphere. At the heart of the home is the impressive kitchen/dining room, featuring high-end fitted units, premium integrated appliances, and French doors leading to the neatly manicured lawned garden. A separate large utility room, a dedicated study, and a practical boot room (also with garden access) add to the home's functionality. Additional living space includes a generous family room, enhanced by a striking roof lantern, and a

separate sitting room with bi-fold doors opening onto the rear garden. A convenient cloakroom/WC completes the ground floor. Upstairs, four well-proportioned bedrooms provide ample accommodation, including the luxurious master suite, which boasts a walk-in wardrobe and a beautifully appointed en-suite. A sleek and stylish family bathroom serves the remaining bedrooms.

Outside

The private, enclosed gardens are designed for relaxation and entertaining, with a neatly shaped lawn, a delightful patio area, and mature hedging offering seclusion. A charming summer house with double doors and windows enjoys views over the garden, which extends into the double garage creating a versatile space ideal as hobby room, workshop or garaging with parking for up to four vehicles with the addition of a four post parking lift. This exceptional property must be viewed to be fully appreciated and comes highly recommended.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

EPC Rating: C

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 = 2419 sq ft / 224.7 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hall

Sitting Room

16' 5" x 13' 0" (5.00m x 3.96m)

Kitchen / Dining Room

23' 2" x 12' 6" (7.06m x 3.81m)

Family Room

19' 11" x 16' 7" (6.07m x 5.05m)

Utility room

8' 0" x 6' 6" (2.44m x 1.98m)

Office / Boot Room

17' 11" x 6' 2" (5.46m x 1.88m)

Cloakroom / WC

First Floor Landing

Master bedroom

16' 4" x 12' 5" (4.97m x 3.78m)

En-suite

7' 3" x 6' 6" (2.21m x 1.98m)

Dressing Room

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Three

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom Four

8' 6" x 8' 5" (2.59m x 2.56m)

Family Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)

Garage / Garden Room

25' 8" x 18' 3" (7.82m x 5.56m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1251529

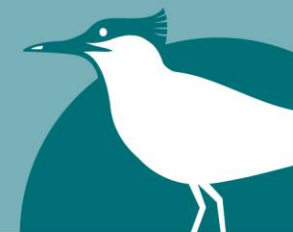
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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