



414 Canterbury Road
Densole, Folkestone, CT18 7BH
£535,000

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414 Canterbury Road

A deceptively spacious and recently extended and improved chalet-style home benefiting from ample parking, integral garage, together with an enclosed rear garden.

Situation

The property is well located within the village of Densole and just a short walk of the bus stop, local Post Office, Convenience store and the Black Horse Public House. There are several walks and rides over the nearby surrounding countryside. Within a short distance is the town of Hawkinge which boasts a further variety of amenities to include Tesco Express, Lidl Superstore, two pharmacies, doctors' surgery, dental practice, two Primary Schools, care home, Community Centre and Village Hall, along with several takeaway food facilities and further public houses. The bus service runs to the South, for the coastal port of Folkestone and, to the north via the A2, for 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 the travel time from Folkestone to London St Pancras in under the hour. Within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway.

The Property

Beautifully positioned on the northern fringe of the sought after village of Densole, this spacious family home enjoys stunning open countryside views across the fields to the front. The property offers generous and versatile accommodation ideal for modern family living. Stepping inside, a welcoming and spacious entrance hall sets the tone for the home, leading through to a large sitting room with wood stove and two well-proportioned reception rooms, perfect for both entertaining and everyday living. To the rear, a substantial kitchen/breakfast room with, Thermador double oven, provides an excellent social hub with ample space for family dining and gatherings, complemented by both a walk-in pantry and a useful utility room leading off the kitchen. A large family bathroom/wet room completes the ground floor accommodation.

Upstairs, the property boasts four generous double bedrooms, three of which enjoy delightful far-reaching rural views across the surrounding

countryside. The principal bedroom further benefits from its own ensuite shower room, adding a touch of luxury to this impressive home and bedroom two also benefits from an ensuite WC.

Outside

Approached from the main road via a shared access, the property opens onto an attractive shingled private driveway providing ample parking to the front. This in turn leads to the integral garage, while an adjoining lean-to offers valuable additional covered parking, workshop space or useful storage.

To the rear, the property enjoys a private enclosed garden, predominantly laid to lawn with a patio terrace area perfect for outdoor dining. There is access on both sides to the front.

Services

All main services are understood to be connected to the property.

Gas fired central heating with 'Heat Bank'. Solar thermal panels and wood stove, with high efficiency heating unit, provide hot water.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

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.

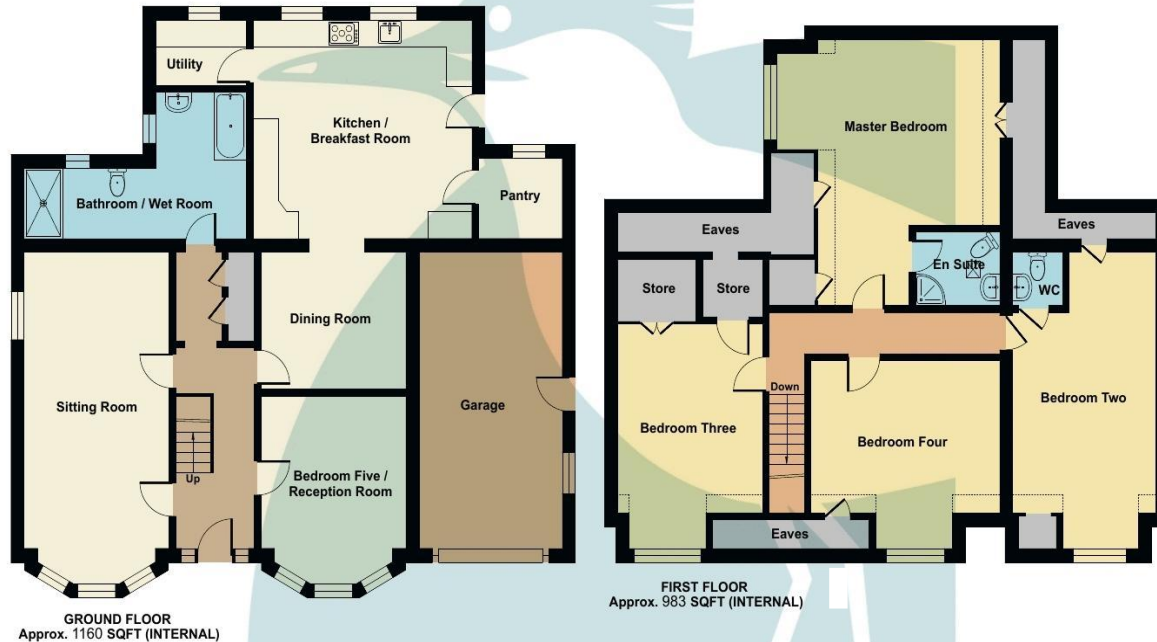


To view this property call Colebrook Sturrock on **01303 892000**



Total Approximate Area = 2143 sq ft / 199 sq m
 Limited Use Area(s) = 244 sq ft / 22.6 sq m
 Garage = 233 sq ft / 21.6 sq m
 Total = 2387 sq ft / 243.2 sq m
 For identification only - Not to scale

Denotes restricted head height



Entrance Hallway

Sitting Room

21' 4" x 11' 1" (6.50m x 3.38m)

Dining Room

11' 0" x 9' 11" (3.35m x 3.02m)

Kitchen/Breakfast Room

16' 8" x 15' 9" (5.08m x 4.80m)

Bedroom Five / Reception Room

11' 1" x 11' 0" (3.38m x 3.35m)

Bathroom / Wet Room

17' 1" x 10' 8" (5.20m x 3.25m)

Utility

6' 11" x 4' 9" (2.11m x 1.45m)

First Floor Landing

Master Bedroom

19' 2" x 17' 0" (5.84m x 5.18m)

En Suite

6' 5" x 5' 0" (1.95m x 1.52m)

Bedroom Two

20' 11" x 10' 11" (6.37m x 3.32m)

Bedroom Three

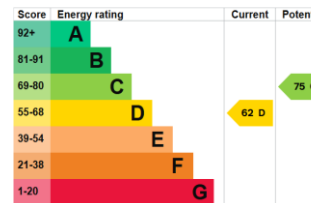
16' 6" x 11' 2" (5.03m x 3.40m)

Bedroom Four

14' 1" x 13' 8" (4.29m x 4.16m)

Garage

21' 0" x 10' 11" (6.40m x 3.32m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1454983

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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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