



385 Canterbury Road
Densole, Folkestone, CT18 7BG
£300,000

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385 Canterbury Road

A detached three-bedroom home with a private garden and off-road parking, conveniently located close to a local shop and just one mile from the centre of Hawkinge.

Situation

Lying on the north-eastern edge of the village of Densole with the village Store/Post Office conveniently opposite, other local amenities include public house, riding stables and a regular bus service. In nearby Hawkinge, just 1 mile away, there are a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Community Centre, Village Hall and several Public Houses and take-away food establishments. The area is also blessed by a range of walks and rides over the surrounding North Downs undulating countryside.

A bus service runs, via Hawkinge, to the coastal town of Folkestone to the south and, to the north via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London including the high-speed rail link. Within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20/A20 serving Ashford and Dover.

The Property

A 2-storey detached home previously used as staff accommodation for the adjoining Caravan Park offering potential for improvement. Offering two reception rooms, kitchen and family bathroom on the ground floor, there are three spacious bedrooms on the first floor, making this an ideal family home.

Double glazed throughout and gas central heating to radiators, supplemented with a gas fire within the sitting room fireplace. Externally there are minor repairs and projects to consider, along with general modernisation and upgrading.

Outside

Newly installed gates open to Canterbury Road from which the house is largely screened by a dense hedge.

A parking and turning area lie to one side whilst to the other side and extending to the rear is a sunnier substantial lawned garden area with options for a patio at the rear.

Services

All mains' 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: 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**

Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
330 sq.ft. (30.6 sq.m.) approx.



Entrance Hallway

9' 7" x 2' 11" (2.92m x 0.89m)

Kitchen

10' 3" x 8' 10" (3.12m x 2.69m)

Sitting Room

13' 0" into recess x 12' 8" (3.96m x 3.86m) plus bay

Dining Room

12' 7" x 9' 11" (3.83m x 3.02m)

Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

First Floor Landing

Bedroom One

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom Two

13' 4" x 8' 7" (4.06m x 2.61m)

Bedroom Three

10' 1" x 6' 0" (3.07m x 1.83m)

TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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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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