

4 Kestrel Walk
Hawkinge, FOLKESTONE, CT18 7RY
£375,000

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4 Kestrel Walk

Hawkinge, FOLKESTONE

A spacious and beautifully presented family town house with modern open plan living, secluded rear garden and car barn with parking for two vehicles. No Chain

Situation

Kestrel Walk is situated in a quiet location, with pedestrian access to the front and vehicular access from Harrier Close to the rear. Hawkinge offers an excellent range of everyday amenities, including a Tesco Express, Lidl supermarket, two pharmacies, a health centre, dental practice, two primary schools and a Post Office. It also benefits from a veterinary practice, hairdressers and barbers, and a variety of public houses and takeaway food outlets. Leisure and community facilities include a Community Centre, Village Hall and Cricket Club. Regular bus services provide convenient links to the coastal town of Folkestone and the cathedral city of Canterbury. Both offer extensive shopping, recreational and educational facilities, together with mainline rail services to London. The high-speed rail service from Folkestone to London St Pancras, via Ashford, takes approximately 53 minutes. The Channel Tunnel terminal at Cheriton and the M20 motorway are easily accessible by car.

The Property

This contemporary townhouse offers spacious and versatile accommodation arranged over three floors. Notable features include underfloor heating across the ground floor, a stylish fitted kitchen and well-appointed bathrooms. Bright and well-proportioned throughout, the property is ideally suited to modern family living, and viewing is highly recommended.

The generous entrance hall provides access to a ground-floor cloakroom, kitchen and the impressive open-plan living space. The kitchen is fitted with sleek contemporary units and integrated appliances, while the dining and sitting areas provide a light and airy environment, ideal for both everyday life and entertaining. French doors open directly onto the private courtyard garden. The first floor comprises two generous double bedrooms, both benefiting from built-in wardrobes, together with a family bathroom. The second floor includes the master bedroom, also with fitted wardrobes, and a spacious shower room. The landing area provides additional usable space, with a large storage cupboard currently used as a utility cupboard.

Outside

The property faces Kestrel Walk, an attractively landscaped pedestrian-only space with a pleasant sense of openness. The front garden is laid to decorative slate chippings with a paved pathway. To the rear, accessed via Harrier Close, a car barn provides parking for two vehicles. A pedestrian door opens into a thoughtfully landscaped courtyard garden, with a paved terrace adjacent to the French doors, creating an ideal space for outdoor relaxation and entertaining.

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: E

EPC Rating: C

Agent's Note

Management & Estate charges payable annually, 2026 £101.62

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.











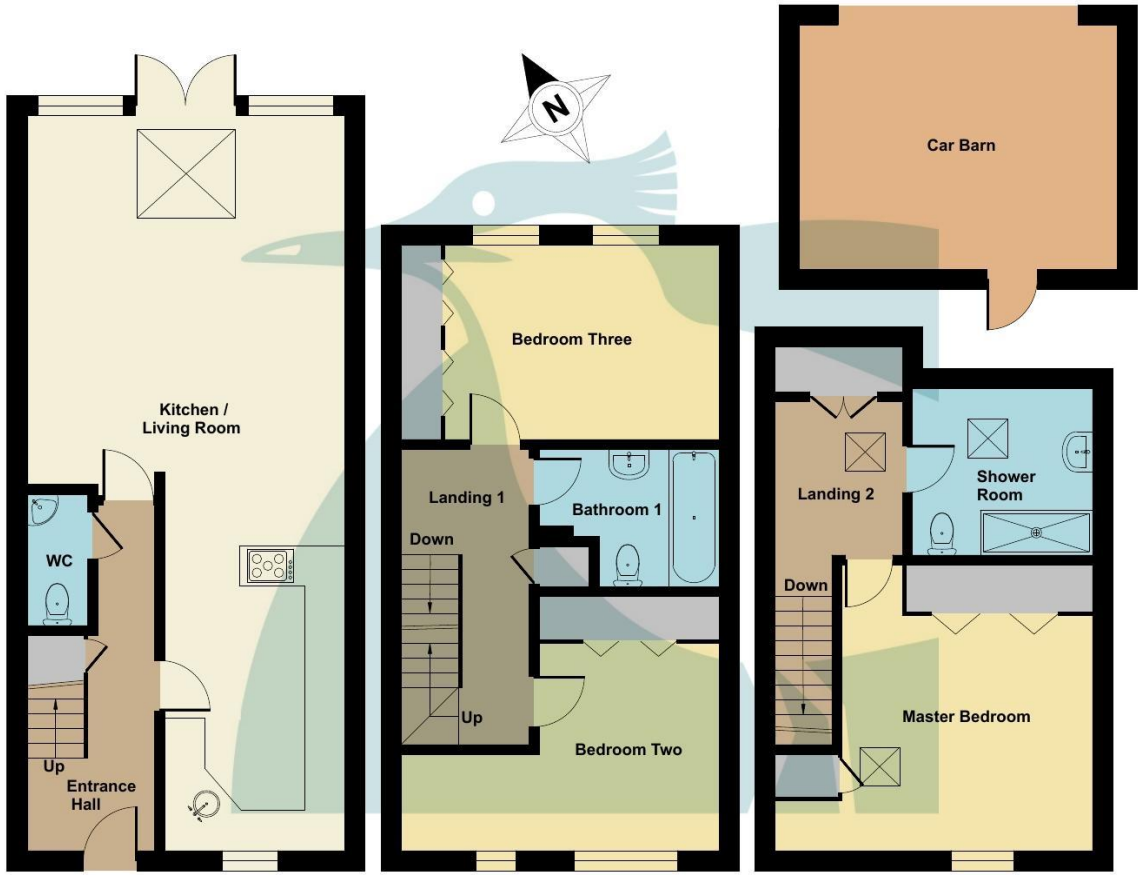




To view this property call Colebrook Sturrock on 01303 892000

Total Approximate Area = 1379 sq ft / 128.1 sq m (excludes car barn)

For identification only - Not to scale



GROUND FLOOR
Approx. 557 SQFT (INTERNAL)

FIRST FLOOR
Approx. 459 SQFT (INTERNAL)

SECOND FLOOR
Approx. 363 SQFT (INTERNAL)

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: 1541446

Entrance Hall

Kitchen / Living Room
35' 11" x 15' 4" (10.94m x 4.67m) narrowing to 8'10"

Cloakroom / WC
6' 5" x 2' 11" (1.95m x 0.89m)

First Floor Landing

Bedroom Two
15' 7" x 10' 2" (4.75m x 3.10m) measured into recess

Bedroom Three
13' 5" x 9' 6" (4.09m x 2.89m)

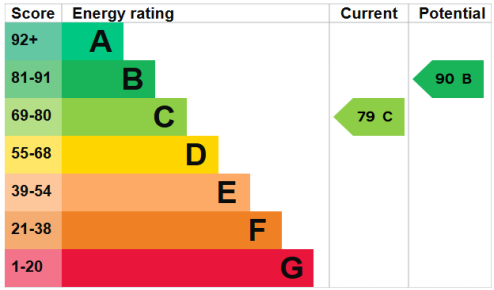
Bathroom
8' 10" x 6' 8" (2.69m x 2.03m)

Second Floor Landing

Master Bedroom
15' 3" x 13' 11" (4.64m x 4.24m)

Shower Room
9' 0" x 8' 2" (2.74m x 2.49m)

Car Barn
9' 0" x 11' 0" (2.74m x 3.35m)



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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.