



18 Lancaster Drive  
Hawkinge, Folkestone, CT18 7SW  
£365,000

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# 18 Lancaster Drive

A beautifully presented, well-maintained, three-bedroom semi-detached family house with garage and private garden situated on a small development on the edge of the village.

## Situation

18 Lancaster Drive is ideally located on the outskirts of Hawkinge, providing the perfect balance between village convenience and countryside living. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, the village features an active community center, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine. A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The high-speed rail link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travelers.

## The Property

18 Lancaster Drive is a three-bedroom semi-detached family home on the edge of the sought-after village of Hawkinge. The property offers a deceptively spacious layout, with the ground floor presented in fresh, contemporary décor and attractive flooring throughout. The entrance hall is generous in size and includes a cloakroom/WC.

There is a large, double-aspect sitting/dining room which feels bright and open, and a well-appointed kitchen/breakfast room fitted with integrated appliances and a large breakfast bar.

The living room is especially light and airy, with French doors opening onto the private rear garden, with additional access also provided from the kitchen/breakfast room.

Upstairs, there are three bedrooms. Two bedrooms benefit from recessed wardrobe alcoves or useful recess providing space for TV or additional furniture, with an en-suite shower room to the principal bedroom, along with a separate family bathroom. Externally, the property offers a garage and driveway parking for two vehicles. This well-presented family home is recommended for viewing at your earliest convenience

## Outside

The rear garden is fully enclosed and mainly laid to an artificial lawn with deck adjacent to the property and at the rear of the garage there is a raised covered decked area, ideal for a hot tub or entertaining area. To the side and front there is ample block paved parking for 3-4 cars leading to the single brick Garage with up and over.

## Services

All main services are understood to be connected to the property. Mechanical Ventilation with Heat Recovery (MVHR) system, offering efficient air circulation with heat retention, contributing to lower running costs and improved comfort.

## Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

**Current Council Tax Band: D**

**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 = 1014 sq ft / 94.2 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1183 sq ft / 109.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1449637

### Entrance Hall

15' 11" x 7' 5" (4.85m x 2.26m)

### Sitting/Dining Room

17' 5" x 14' 3" (5.30m x 4.34m)

### Kitchen/Breakfast Room

15' 11" x 9' 0" (4.85m x 2.74m)

### Cloakroom/WC

### Master Bedroom

12' 1" x 9' 1" (3.68m x 2.77m)

### En-Suite

8' 11" x 3' 5" (2.72m x 1.04m)

### Bedroom Two

14' 4" x 10' 3" (4.37m x 3.12m)

### Bedroom Three

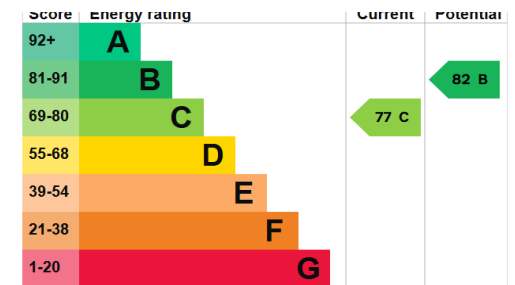
9' 0" x 6' 9" (2.74m x 2.06m)

### Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

### Garage

18' 6" x 9' 1" (5.63m x 2.77m)



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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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