



20 Densole Way
Densole, Folkestone, CT18 7BQ
£300,000

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20 Densole Way, Densole, Folkestone

A fantastic opportunity to transform a well-proportioned semi-detached home with glorious open views to the rear, ideal for buyers looking to create a substantial family home in a peaceful yet convenient location.

Situation

This property is positioned in a setback location in the village of Densole. Close by are a number of walks and rides over surrounding countryside. The village itself provides a variety of amenities, including Post Office/Stores, Public House and Riding Stables. The village of Hawkinge boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and an excellently equipped Care Home. Leisure and socialising activities within the village include Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, the White Horse Public House, Cat and Custard Pot Public House, Take Away outlets and several riding establishments. A bus service runs to both the coastal port 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. The High Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 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

This semi-detached brick-built house offers a superb opportunity for those looking to modernise and create a home tailored to their own style. An entrance porch leads into the hallway where stairs rise to the first floor. The sitting room features double patio doors that open into a good size conservatory. The generous kitchen/dining room provides excellent space for family living and includes a stable door leading through to the rear lobby. From here, there is access to a ground-floor shower room with WC and an additional room ideal as a study or flexible ground-floor bedroom.

Upstairs are three bedrooms along with a family bathroom, offering comfortable accommodation for a growing household.

Outside

The rear garden is mainly laid to lawn with a decked area perfectly positioned to take in the lovely open views across the adjoining fields. To the side is a detached garage together with driveway parking, with further parking available to the front. Situated within a small development with only one way in and out, the location feels wonderfully quiet while still providing easy access to local amenities and transport links.

Services

We understand that all main services are connected. Solar Panels.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: B

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
890 sq.ft. (82.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1st Floor
427 sq.ft. (39.7 sq.m.) approx.



Porch
5' 8" x 3' 1" (1.73m x 0.94m)

Entrance Hallway
11' 9" x 6' 0" (3.58m x 1.83m)

Kitchen/Dining Room
18' 1" + bay x 11' 5" max (5.51m x 3.48m)

Sitting Room
13' 3" x 12' 6" (4.04m x 3.81m)

Conservatory
9' 11" x 8' 10" (3.02m x 2.69m)

Lobby
9' 4" x 3' 8" (2.84m x 1.12m)

Shower Room/WC

Study
8' 11" x 8' 10" (2.72m x 2.69m)

First Floor Landing
5' 11" x 7' 8" (1.80m x 2.34m)

Bedroom One
11' 9" x 11' 1" (3.58m x 3.38m)

Bedroom Two
12' 3" x 9' 11" (3.73m x 3.02m)

Bedroom Three
8' 5" x 7' 5" (2.56m x 2.26m)

Bathroom
6' 3" x 5' 10" (1.90m x 1.78m)

Garage
21' 9" x 9' 6" (6.62m x 2.89m)

TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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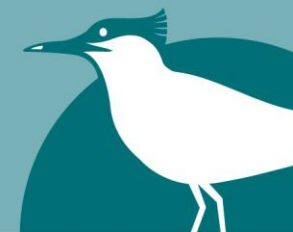
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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