



26 Fernfield
Hawkinge, Folkestone, CT18 7EB
O.I.E.O £350,000

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26 Fernfield

An attractive semi-detached chalet bungalow, tucked away in a quiet cul-de-sac, featuring a south-facing garden, garage, and ample off-road parking.

Situation

Fernfield is a quiet cul-de-sac of both bungalows and chalet bungalows on the outskirts of Hawkinge. 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

This is an attractive, well-presented and maintained semi-detached chalet bungalow. On the ground floor is an entrance hall with a modern fitted kitchen and spacious sitting / dining room with picture window overlooking the front and French Doors to the rear giving access to the patio and garden.

An inner hall, with useful store cupboard, leads to the bathroom and third bedroom with view over the rear garden. On the first floor are two double bedrooms with a jack and jill ensuite shower room with additional build in wardrobe space.

Outside

The lovely private south facing rear garden is fully enclosed with panelled fencing. The French Doors from the sitting / dining room open onto a paved patio area with a neat parterre style border made up of four planting beds with connecting paths.

There is a side gate giving access to the block paved driveway and garage. The front garden is mainly laid to neat lawn with established pretty border planting, block paved driveway with ample parking for several vehicles.

Services

All services are understood to be connected.

Local Authority

Folkestone & Hythe District Council, 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
722 sq.ft. (67.1 sq.m.) approx.

1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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Entrance Hallway

6' 2" x 3' 11" (1.88m x 1.19m)

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Sitting/Dining Room

30' 5" x 11' 4" (9.26m x 3.45m)

Bathroom

6' 7" x 6' 6" (2.01m x 1.98m)

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.56m)

First Floor

Bedroom One

12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m)

Shower Room

12' 8" x 7' 7" (3.86m x 2.31m)

Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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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