



34 Coach Road
Acrise, FOLKESTONE, CT18 8LT
£525,000

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34 Coach Road

A deceptively spacious character three-bedroom detached 1930's chalet bungalow situated on a generous plot overlooking fields with large detached double garage.

Situation

This delightful property is in an excellent rural location on the popular Coach Road with open fields to the front. 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 very pretty detached chalet bungalow is set within its own gardens and enjoys a sought-after position surrounded by delightful rural views. The property offers flexible and versatile living accommodation, ideal for a range of lifestyle needs. Upon entering, there is a welcoming entrance hall leading to a well-appointed sitting room, family shower room a charming kitchen/breakfast room, thoughtfully fitted and complemented by a separate utility room.

There is a ground floor double bedroom, dining room, conservatory/family room and an additional reception room off the kitchen, all these rooms are extremely adaptable. Upstairs is a further double bedroom with an en-suite shower room.

Outside

Thoughtfully landscaped, generous in size and fully enclosed south facing rear gardens provide open views over the horse paddocks. Mainly laid to neat lawn with a variety of plants, trees (Damson), shrubs and flower borders, incorporating a spacious paved patio, summer house and access to the front via double timber gates. The double detached garage is positioned in the far rear corner, substantial in size with power, light, water and wc, an ideal opportunity, subject to planning consent, for a self-contained annexe.

To the front there is an area of neat lawn, established border and tree planting, gravel driveway parking with pathway leading to the front door. Five bar wooden gate.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

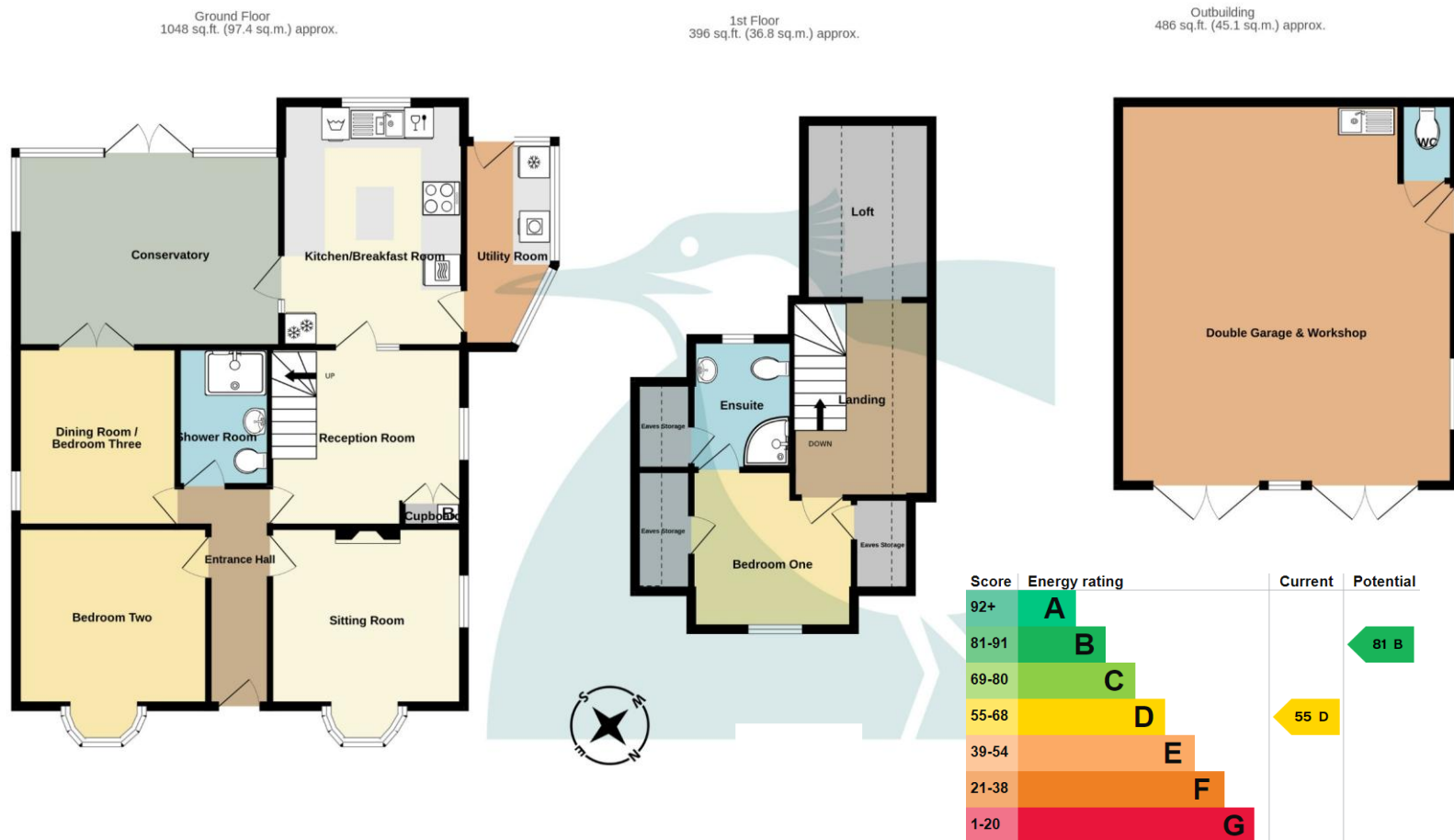
EPC Rating: D

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**



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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 Hall

Sitting Room

11' 0" x 11' 11" (3.35m x 3.63m)

Reception Room

11' 0" x 11' 11" (3.35m x 3.63m)

Kitchen / Breakfast Room

15' 1" x 11' 3" (4.59m x 3.43m)

Utility Room

12' 8" x 5' 7" (3.86m x 1.70m)

Conservatory

11' 11" x 15' 9" (3.63m x 4.80m)

Bedroom Two

11' 0" x 11' 10" (3.35m x 3.60m)

Bedroom Three/ Dining Room

11' 0" x 9' 11" (3.35m x 3.02m)

Family Shower Room

7' 4" x 5' 8" (2.23m x 1.73m)

First Floor Landing

Bedroom One

9' 9" x 10' 0" (2.97m x 3.05m)

En-Suite

8' 0" x 7' 3" (2.44m x 2.21m)

Double Garage & Workshop

23' 6" x 20' 8" (7.16m x 6.29m)

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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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