



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

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# 25 Lancaster Drive

Immaculate three-bedroom semi-detached home in a sought-after semi-rural setting, backing onto open paddocks.

## Situation

25 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

This attractive and well-maintained semi-detached home offers bright, stylish and thoughtfully designed accommodation throughout. The ground floor comprises a welcoming entrance hall with understairs storage and a convenient cloakroom/WC, leading through to an extensively fitted kitchen complete with integral white goods. This space opens seamlessly into a generous sitting/dining area, creating a sociable and versatile living environment. A wide square bay window with French doors draws in natural light and provides a lovely outlook over the rear garden and beyond. Upstairs, there are three well-proportioned and tastefully presented bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The overall finish is clean and neutral, making the property ready to move straight into.

## Outside

The property enjoys a landscaped and private rear garden, thoughtfully arranged with a paved seating area, circular neat lawn, pergola and garden shed with further paved area. The garden adjoins open horse paddocks creating a wonderful sense of space, privacy and uninterrupted views, enhancing the home's semi-rural appeal. To the front and side, there is an attached garage and a driveway providing ample off-road parking. The setting, on the edge of the village, combines peaceful surroundings with convenient access to local amenities.

## Services

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

Agents Note: The adjoining buffer zone has planning permission for sole use for the owner of this property. All 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: 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 Approximate Area = 1015 sq ft / 94.2 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1183 sq ft / 109.8 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). © nchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1432808

### Entrance Hall

### Kitchen

12' 2" x 10' 1" (3.71m x 3.07m)

### Sitting/Dining Room

20' 5" x 17' 3" (6.22m x 5.25m)

### WC/Cloakroom

6' 1" x 2' 8" (1.85m x 0.81m)

### First Floor Landing

### Master Bedroom

12' 0" x 10' 6" (3.65m x 3.20m)

### En Suite

5' 9" x 4' 8" (1.75m x 1.42m)

### Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

### Bedroom Three

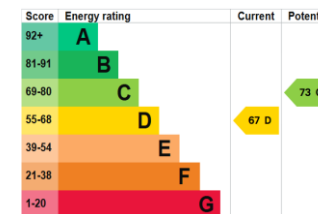
9' 11" x 6' 10" (3.02m x 2.08m)

### Bathroom

6' 5" x 6' 1" (1.95m x 1.85m)

### Garage

18' 8" x 9' 0" (5.69m x 2.74m)



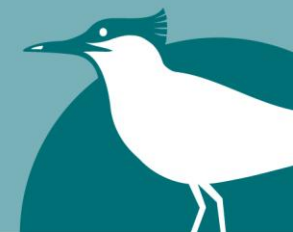
135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



# colebrooksturrock.com



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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