



4 Mayfly Drive
Hawkinge, Folkestone, CT18 7FD
Offers in Excess of £375,000

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4 Mayfly Drive

Hawkinge, Folkestone

A detached three double bedroom family house with surprising accommodation. Situated at the end of a private drive on a modern village development.

Situation

The property is situated at the end of a private drive in the popular village of Hawkinge. Close by are a number of walks and rides over surrounding countryside. Hawkinge itself boasts a large variety of essential amenities to include Tesco Express, Lidl Superstore, two Pharmacies, Doctors, Dental Surgery, two Primary Schools, Post Office and a Care Home. Leisure and socialising activities within the village include the Community Centre, Village Hall, Mayfly Restaurant, Coffee Shop, White Horse Public House, Cat and Custard Pot Public House and Take Away food establishments. There is a bus stop just yards from the property, and services run to both the coastal port of Folkestone to the south and, to the north via the A2, to 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 reduces travel time from Folkestone to London St Pancras via Ashford to some 59 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 modern detached family home offers surprisingly spacious accommodation and is set within a small, private drive. An enclosed porch opens into a welcoming sitting room, where a door leads to a versatile additional room, converted from the original integral garage and is ideal for use as a study, playroom, or snug. If desired, this room could be reinstated as a full garage, subject to the necessary works. A staircase rises to the first floor, and internal doors connect to the dining room. From the dining room, there is access to a generously sized conservatory that opens onto the rear garden. The kitchen, which extends off the dining area, is partially divided by a breakfast bar, creating a sociable and functional space for family living. Adjacent to the kitchen is a small utility room, originally a downstairs cloakroom/WC—we assume the original pipework remains in place, should reinstatement be desired. Upstairs, the property features three double bedrooms,

a family bathroom, and an en suite shower room to one of the bedrooms.

Outside

The rear garden is fully enclosed by high pannelled fencing, providing an outside space ideal for alfresco dining. There is a paved patio directly adjacent to the property, as well as a further seating area on a decked area at the far end of the garden, complemented by an additional patio space. The remainder of the garden is mainly laid to lawn, with gated side access leading to the front of the property. The front garden is designed for low maintenance, featuring an area of paving and off-road parking in front of the garage. While the garage has been converted internally, the front section remains accessible and offers useful storage space for cycles, gardening equipment, or general outdoor items.

Services

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

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**



GROUND FLOOR
Approx. 682 SQFT (INTERNAL)

Total Approximate A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		85
(70-80)	C		74
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			



FIRST FLOOR
Approx. 518 SQFT (INTERNAL)

Entrance Porch
4' 5" x 3' 0" (1.35m x 0.91m)

Sitting Room
14' 2" x 11' 1" (4.31m x 3.38m)

Office / Play Room
10' 5" x 8' 0" (3.17m x 2.44m)

Kitchen/Dining Room
19' 7" x 14' 6" (5.96m x 4.42m)

Utility Room

Conservatory
9' 6" x 9' 4" (2.89m x 2.84m)

First Floor Landing

Master Bedroom
14' 7" x 9' 7" (4.44m x 2.92m)

En-suite
8' 2" x 3' 8" (2.49m x 1.12m)

Bedroom Two
13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom Three
9' 10" x 7' 11" (2.99m x 2.41m)

Family Bathroom
8' 3" x 5' 6" (2.51m x 1.68m)

Garage Store
8' 0" x 5' 10" (2.44m x 1.78m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1340102

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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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