



Mill Barn, 6 Windmill Close
Hawkinge | Folkestone | Kent | CT18 7UE



STEP INSIDE

This exquisite barn style residence was completed in 2021 to an exceptional specification, offering a seamless blend of contemporary elegance and rural tranquillity within an exclusive private gated development in Hawkinge. Defined by its expansive, light filled interiors and beautifully curated outdoor spaces, this remarkable family home creates an atmosphere of refined luxury from the moment you arrive.

The landscaped grounds on three sides have been designed as a series of indulgent experiences, featuring a stunning outdoor kitchen ideal for sophisticated entertaining, an elegantly contoured fire pit, lawns and dedicated spa and play areas offering space for the whole family. Every detail is enhanced by meticulously planned planting and irrigation systems that elevate the garden into a lush, private sanctuary, all backed by woodland.

At the front, a spacious driveway leads to a double garage with electric doors and a fitted rubber floor, ensuring ample off street parking and a polished arrival experience. This continues inside, where the home opens with an impressive entrance hall, its part vaulted ceiling and decorative lighting setting a tone of understated modern grandeur. At the heart of the property lies the kitchen/dining room, a beautifully conceived space with bespoke cabinetry, a generous island, and an array of premium integrated appliances including a double oven, microwave, wine cooler, induction hob, hot tap, and full height refrigeration. The lounge is a true showpiece, with an entire wall of floor to ceiling glass fitted with remote controlled blackout blinds and sliding doors that dissolve the boundary between indoors and out. A study/playroom, utility room and cloakroom complete the ground floor, all benefiting from underfloor heating run from the dedicated boiler room.

Upstairs, four generously proportioned bedrooms provide luxurious private retreats. The main suite is particularly striking, featuring designer fitted wardrobes, ensuite shower room and dramatic floor to ceiling windows with electric blackout blinds overlooking the garden. The second bedroom also benefits from an ensuite shower room whilst a sleek, modern family bathroom serves the remaining bedrooms with effortless style.

There is also exceptional future potential, with planning permission in place for a substantial extension that would introduce two additional bedrooms, a gym, an office and a snug—allowing the home to evolve further around your lifestyle.





Seller Insight

“Nestled in the charming village of Hawkinge, we've loved how peaceful our home has been while remaining conveniently close to essential amenities. The village boasts a friendly community atmosphere, everyday convenience thanks to local shops and a nearby supermarket, and a good range of welcoming local cafes and pubs. Other families will appreciate the proximity to well-regarded schools and recreational facilities, making it an ideal location for those seeking a balanced lifestyle.

For those travelling further afield, excellent transport links connect Hawkinge to nearby towns such as Folkestone and Dover, offering a complete range of shops, amenities, and attractions including the popular Folkestone Harbour arm and seafront. Easy access via the M20 motorway to Ashford and London enhances connectivity while local high-speed rail services provide swift and efficient connections to London, making commuting and day trips effortless. Additionally, convenient access to the Eurostar and Channel Tunnel facilitates seamless travel to the continent.

Nature enthusiasts will enjoy the surrounding countryside and nearby walking trails, offering ample opportunities for outdoor activities and relaxation. This blend of tranquillity, community, and accessibility makes the area a highly desirable place to call home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Folkestone West Station	3.4 miles
Channel Tunnel	4.4 miles
Dover Docks	10.6 miles
Canterbury	13.7 miles
Gatwick Airport	72.6 miles
Charing Cross	75.6 miles

By Train from Folkestone West	
High-Speed St. Pancras	52 mins
Charing Cross	1hr 30mins
Victoria	1hr 18 mins
Ashford International	14 mins

Leisure Clubs & Facilities

Hawkinge Cricket Club	01303 893873
Hawkinge Football Club	07979693495
Etchinghill Golf Club	01303 862929
Folkestone Rugby Club	01303 316005

Healthcare

The Hawkinge and Elham Valley Surgery	01303 232300
New Lyminge Surgery	01303 863160
William Harvey Hospital	01233 633331
Royal Victoria Hospital	01303 850202

Education

Primary Schools:	
Hawkinge Primary	01303 893892
Churchill Primary	01303 893892
Selsted Primary	01303 844286
Ashford School (Prep)	01233 625171

Secondary Schools:	
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Military School	01304 245024

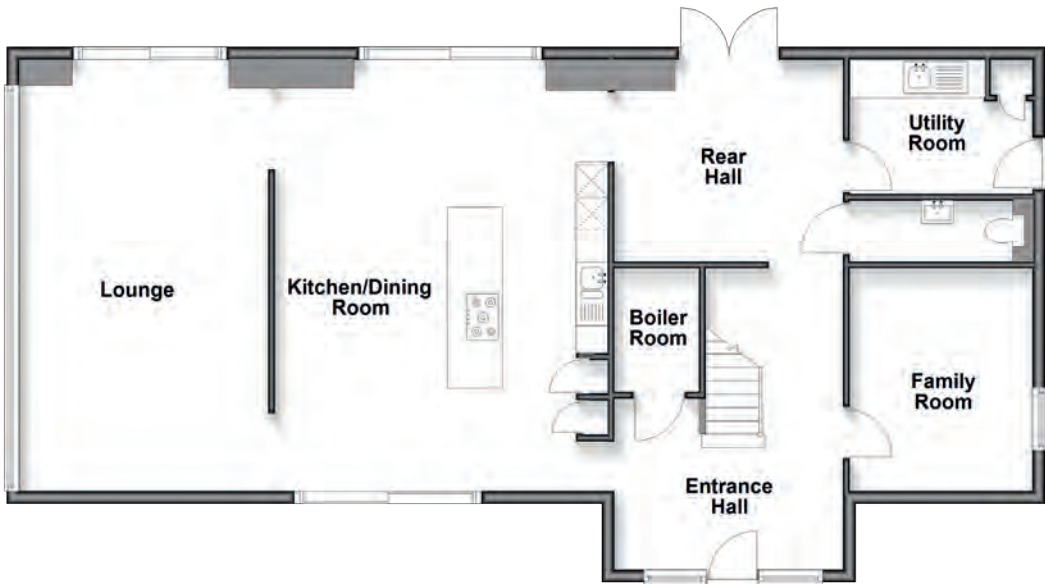
Entertainment

Marlowe Theatre, Canterbury	01227 787787
Leas Cliff Hall	01303 228600
White Horse pub	01303 980652
Black Horse Inn	01303 470773
Mayfly	01303 894689
Cat and Custard Pot	01303 892205
Hotel Imperial	01303 267441

Local Attractions / Landmarks

- Hawkinge Battle of Britain Museum
- Port Lympne Animal Park
- Dover and Deal castles
- Secret War Tunnels
- Canterbury Cathedral
- Hythe Miniature Railway
- The Leas
- Folkestone Creative Quarter

Ground Floor



GROUND FLOOR

Entrance Hall	
Family Room	11'6" x 9'5" (3.51 m x 2.87 m)
Cloakroom	
Utility Room	9'5" x 6'11" (2.87 m x 2.11 m)
Inner Hall	
Kitchen / Dining Room	22'5" x 17'2" (6.84 m x 5.24 m)
Lounge	22'3" x 12'10" (6.79 m x 3.91 m)

FIRST FLOOR

Landing	
Main Bedroom	21'7" x 12'10" (6.58 m x 3.91 m)
En suite Shower Room	
Bedroom 2	18'10" x 11'8" (5.74 m x 3.56 m)
En suite Shower Room	
Bedroom 3	11'1" x 10'10" (3.38 m x 3.30 m)
Bedroom 4	10'10" x 10'2" (3.30 m x 3.10 m)
Bathroom	11'6" x 6'11" (3.51 m x 2.11 m)

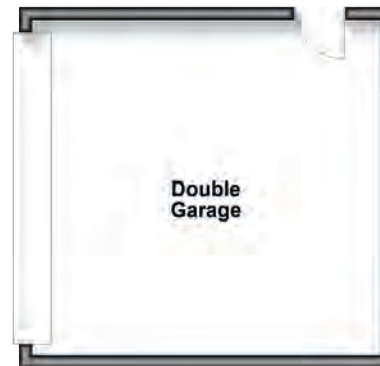
OUTSIDE

Driveway	
Double Garage	18'0 x 17'3 (5.49m x 5.26m)
Rear Garden	
Outdoor Kitchen	
Shed	

First Floor



Outbuilding



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