



60 Canterbury Road
Hawkinge, FOLKESTONE, CT18 7BP
£600,000

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60 Canterbury Road

Extended, modern, and spacious family home in a central Hawkinge location. Four double bedrooms, four bathrooms, full-width sitting/dining room, bespoke kitchen, conservatory, and versatile living ideal for multi-generational families plus a superb 126' rear garden.

Situation

This super property is ideally situated, in a central location within easy access to surrounding countryside, with a variety of walks and riding routes close by. Hawkinge offers a strong range of everyday amenities including a Tesco Express, Lidl superstore, two pharmacies, doctors' and dental surgeries, two primary schools, a Post Office, and a well-regarded care home. The village also benefits from an active community centre, village hall, restaurant, café, and several takeaway options. There is a regular bus service, with further transport links available via the High-Speed Rail services from Folkestone.

The Property

Located in a central position within Hawkinge, this substantially extended and beautifully updated family home offers exceptional space and flexibility, with excellent access to local amenities, main road links, and a regular bus service. While the front and rear elevations remain unfinished, this is purely cosmetic and does not reflect the high standard, scale, and thoughtful layout found throughout the interior. The ground floor is ideal for family living, featuring a large full-width sitting/dining room, wide and welcoming entrance hall, cloakroom/WC, and a bespoke kitchen/breakfast room with Range-style cooker, butler sink, double ovens, and walk-in larder. A modern utility room leads to an additional reception room with bi-fold doors opening onto the garden, alongside a large ground-floor double bedroom and spacious walk-in wet room—perfect for guests or multi-generational living. Upstairs are three generous double bedrooms, all with en-suite bathrooms, one also benefiting from a walk-in dressing room.

Outside

Further highlights include an integral garage with a door opening into the utility room, ample driveway parking for a plethora of vehicles, and a superb rear garden measuring approximately 126 feet in length with a summer house, sheds and a store, making this an excellent long-term family home in a highly convenient location.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

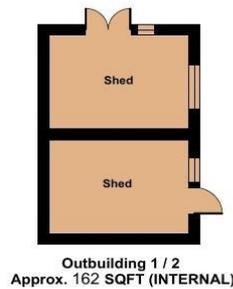
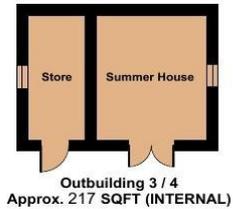
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 2432 sq ft / 225.9 sq m
 Garage = 130 sq ft / 12 sq m
 Outbuildings = 379 sq ft / 35.2 sq m
 Total = 2941 sq ft / 273.1 sq m
 For identification only - Not to scale



- Entrance Hall**
23' 7" x 7' 2" (7.18m x 2.18m)
- Kitchen/Breakfast Room**
18' 0" x 12' 4" (5.48m x 3.76m)
- Sitting/Dining Room**
23' 7" x 14' 10" (7.18m x 4.52m)
- Conservatory**
13' 1" x 12' 2" (3.98m x 3.71m)
- Reception Room**
18' 3" x 11' 6" (5.56m x 3.50m)
- Ground Floor Bedroom**
11' 8" x 11' 6" (3.55m x 3.50m)
- Ensuite**
8' 2" x 8' 0" (2.49m x 2.44m)
- Cloakroom/WC**
- First Floor**
- Bedroom One**
16' 6" x 12' 0" (5.03m x 3.65m)
- Ensuite One**
8' 6" x 6' 1" (2.59m x 1.85m)
- Bedroom Two**
10' 7" x 8' 8" (3.22m x 2.64m) plus dressing room
- En Suite Two**
10' 4" x 8' 8" (3.15m x 2.64m)
- Bedroom Three**
18' 0" x 12' 4" (5.48m x 3.76m)
- En Suite Three**
5' 8" x 5' 2" (1.73m x 1.57m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1418501

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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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