











Set on a generous plot in an enviable private lane with picturesque views over open countryside, this beautifully updated chalet-style home offers spacious and versatile living accommodation. The property features four double bedrooms, two modern bathrooms, a large kitchen/breakfast room perfect for family life or entertaining. The property further benefits from an integral garage, driveway and beautiful generous gardens. With its combination of stylish interiors and idyllic surroundings, this is a truly exceptional home! **RATING = D**



**Guide Price £635,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 1

**Bedrooms** 4

**Bathrooms** 2

**EPC Rating** D

**Council Tax** Band F

Folkestone & Hythe District Council



**Situation**

The property is located on 'coombe Way' which is a quiet lane approaching the town of Hawkinge. The Town has grown over recent years and now offers amenities including; a supermarket, a mini supermarket, doctors surgery, primary school, pubs and takeaway outlets, community centre and a variety of other shops in the main street. This sought-after location allows for easy access to the magnificent Kent coastline, a great central point to explore attractive scenery; there is an abundance of walks, cycle routes and bridle paths. There are good transport links by bus to Canterbury and Folkestone, and at Folkestone Central Station High Speed train services to London. Good access to M20 and the continent with the channel tunnel and port of Dover a short distance away

**The accommodation comprises**

**Ground floor**

Entrance porch

Hallway

Living/Dining room

19' 6" x 12' 5" (5.94m x 3.78m)

Kitchen/Breakfast room

22' 6" x 11' 1" (6.86m x 3.38m)

Utility room







## Office

14' 8" x 8' 11" (4.47m x 2.72m)

## Shower room/WC

## Bedroom three

12' 9" x 10' 10" (3.89m x 3.30m)

## Bedroom four

11' 1" x 8' 10" (3.38m x 2.69m)

## First floor

### Landing

## Bedroom one

14' 7" x 14' 0" (4.45m x 4.27m)

## Bedroom two

14' 6" x 12' 9" (4.42m x 3.89m)

## Shower/bathroom/WC

## Outside

### Garden

To the front of the property there is a delightful front garden and to the rear there is a well enclosed private south-facing garden of generous proportions. The garden is mainly laid to a neat lawn, complimented by a raised balustrade decking area directly adjacent to the rear of the property which is ideal for outdoor dining and entertaining.

## Attached garage and driveway

8' 11" x 15' 8" (2.72m x 4.78m) approached over driveway providing off road parking providing













Approximate Gross Internal Area (Excluding Eves Storage and Garage) = 179 sq m / 1926 sq ft  
Garage = 14 sq m / 154 sq ft

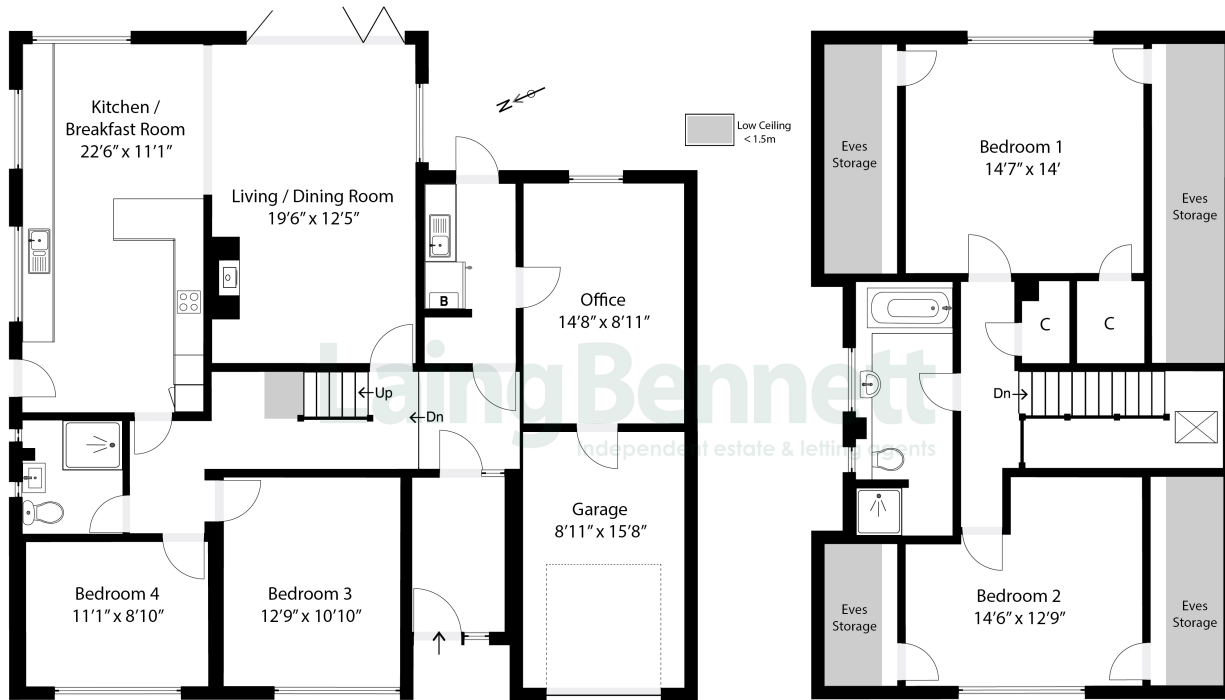
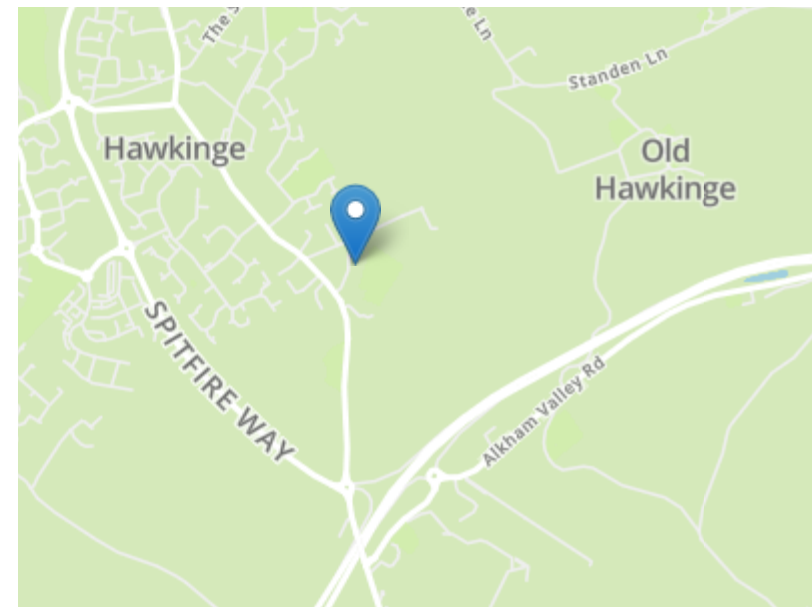


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Not to scale. Outbuildings are not shown in actual location.  
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Need to book a viewing?

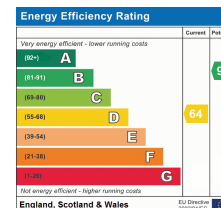
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