



16 Bathurst Road, Folkestone, Kent, CT20 2NT

EPC Rating =

Guide Price £1,150,000





Nestled in the prestigious West End of Folkestone, this substantial six-bedroom detached residence offers an exceptional blend of space, elegance, and luxury. Spanning three floors, the home is thoughtfully designed for both family living and entertaining. The ground floor boasts an impressive open-plan layout, with a welcoming entrance porch leading into a hallway filled with character features. Accessed from the hallway is a convenient cloak cupboard leading into a cloakroom/WC. The expansive sitting room features an open marble fireplace, flowing seamlessly into a formal dining room, a bright conservatory, and a generously sized games room. The kitchen is a chef's dream, complete with bespoke oak cabinetry, a central island, and a Rangemaster multi-fuel range oven. Adjacent is a charming breakfast room with door to the cellar which is a practical utility room. On the first floor, four large double bedrooms provide superb accommodation, two of which benefit from en-suite facilities, in addition there is also a family shower room and separate WC. The main suite is a sanctuary, boasting a substantial en-suite featuring a Jacuzzi bath, separate walk in shower and a pine sauna. The second floor is ideal for guests or family, offering two double bedrooms one of which being en-suite. Outside, a double garage and driveway provide ample parking, while the rear garden is designed for relaxation and entertainment. A block-paved terrace surrounds a swimming pool, complemented by a timber shed and a delightful summer house, complete with a Jacuzzi—perfect for unwinding in style. EPC Rating = TBC

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Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 6

Bathrooms 4

Parking Double garage and driveway

Heating Gas

EPC Rating TBC

Council Tax Band G

Folkestone & Hythe District Council



Situation

Is it any wonder The Sunday Times described Folkestone as 'one of the best places to live in the UK'? This port town lies on the southern edge of the North Downs and has experienced significant regeneration in recent years, particularly in its Creative Quarter which has become a vibrant hub for artists, designers, and creative businesses. There are numerous independent shops, galleries, and cafes, making it a culturally rich destination for residents and visitors alike.

The town also benefits from excellent transport links, including the High-Speed Rail service that connects Folkestone to London St Pancras in around 53 minutes, making it an attractive location for commuters. Additionally, the proximity to the Channel Tunnel and the M20 motorway offers easy access to both continental Europe and other parts of the UK.

This mix of creativity, convenient amenities, and strong transport infrastructure makes Folkestone an appealing place to live and work.

The accommodation comprises

Ground floor

Entrance porch

Entrance hall

Cloakroom/WC

Living room

17' 2" x 16' 6" (5.23m x 5.03m)

Sitting room

17' 2" x 16' 6" (5.23m x 5.03m)

Conservatory

26' 5" x 16' 0" (8.05m x 4.88m)

Dining room

12' 11" x 9' 6" (3.94m x 2.90m)

Kitchen

13' 3" x 12' 11" (4.04m x 3.94m)

Breakfast room

13' 4" x 13' 10" (4.06m x 4.22m)

Basement

Basement/utility room

10' 2" x 5' 0" (3.10m x 1.52m)

First floor

Landing





Bedroom one

16' 6" x 15' 6" (5.03m x 4.72m)

Bedroom one en suite bathroom/sauna/WC

16' 10" x 12' 7" (5.13m x 3.84m)

Bedroom two

14' 10" x 12' 6" (4.52m x 3.81m)

Bedroom three

15' 1" x 9' 3" (4.60m x 2.82m)

Bedroom three en suite bathroom/WC

Bedroom four

10' 0" x 9' 6" (3.05m x 2.90m)

WC

Shower room

Second floor

Landing

Bedroom five

14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom Five en suite shower room

Walk in wardrobe

Bedroom six

Loft space

Outside

Garden

The rear garden is perfect for relaxation and entertainment, featuring a block-paved terrace, a swimming pool, a timber shed, and a summer house with a Jacuzzi.

'In and out' Driveway

Providing plenty of off road parking

Garage one

23' 0" x 9' 0" (7.01m x 2.74m) With walk through opening to

Garage two

16' 9" x 8' 6" (5.11m x 2.59m)







Approximate Gross Internal Area (Including Low Ceiling, excluding loft) = 324 sq m / 3487sq ft
 Garage = 32 sq m / 348 sq ft

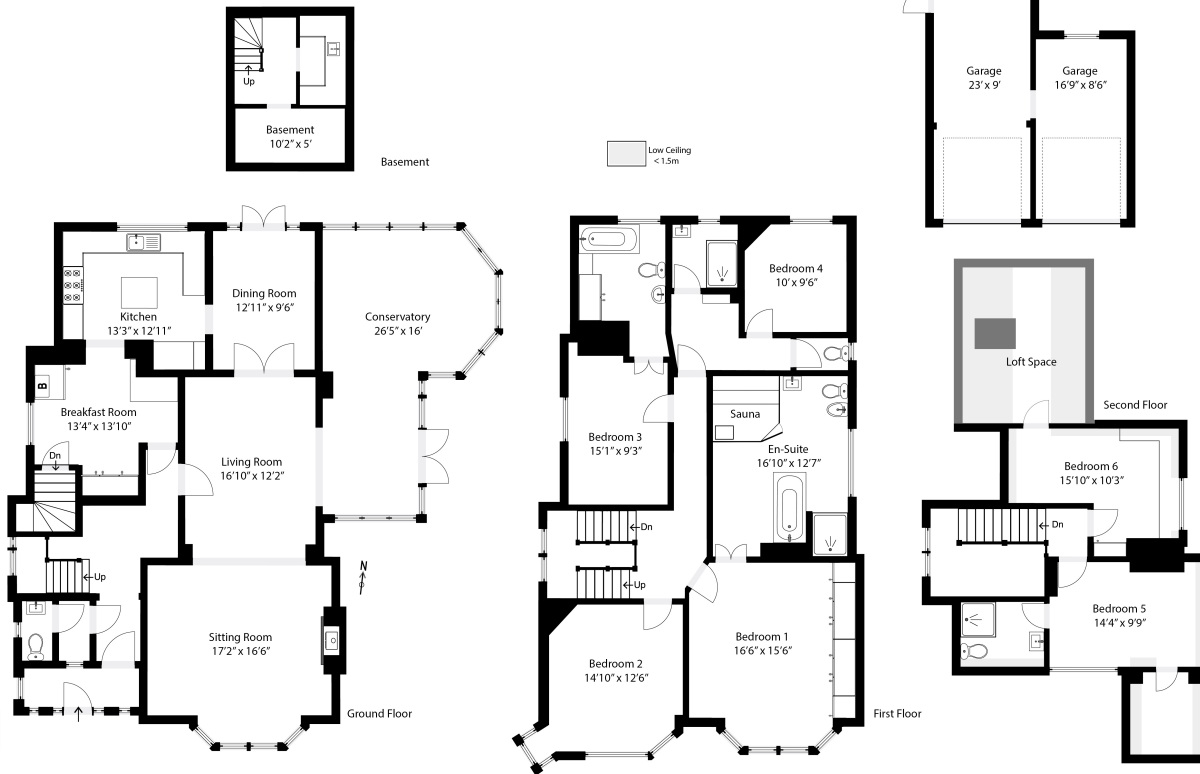
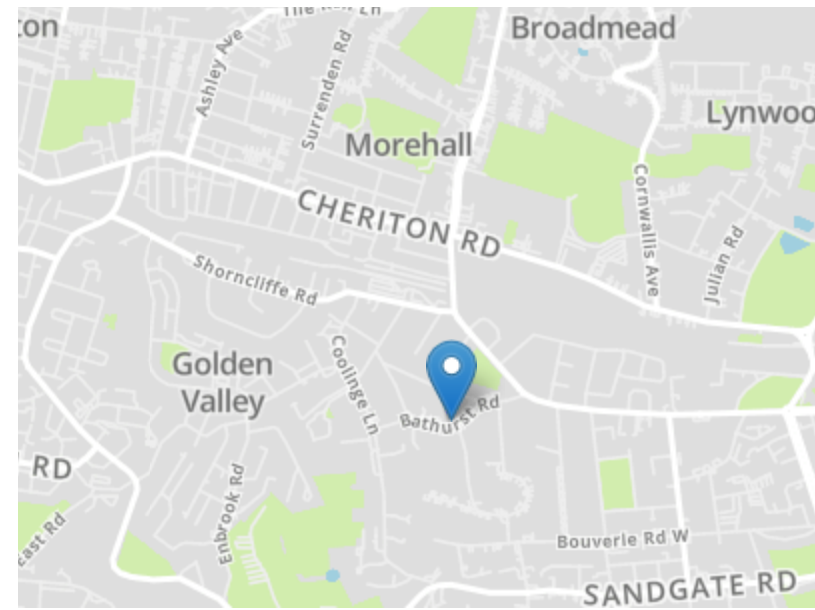


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