



44 Webster Way, Hawkinge, Folkestone, Kent, CT18 7PZ

EPC Rating = C

Guide Price £675,000









A beautifully presented superior five bedroom detached residence situated in a sought after location in the town of Hawkinge. Built by renowned developer Pentland Homes to a very high specification being of traditional construction. The accommodation comprises: ground floor - a spacious entrance hall, downstairs WC, living room with wood burning stove, separate dining room with bifold doors leading out to the garden, fitted kitchen/breakfast room and utility room. First floor – landing, main bedroom with en suite and fitted wardrobes, bedroom two and three with fitted wardrobes and bedroom four and five/office. Main bathroom with separate bath and shower. Outside: smart low maintenance frontage with mature hedges and a driveway for three vehicles. An enchanting rear garden with large patio areas, paths and laid mostly to granite with lush plants and trees. Detached garden room with windows and French doors, power and light. It is important to visit this home to appreciate all it has to offer. 6kw Solar panels with 10kw storage battery. EPC RATING = C

**Guide Price £675,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 5

**Bathrooms** 2

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band G

Folkestone & Hythe



**Situation**

The property is situated on Webster Way in the town of Hawkinge. The Town has grown over recent years and now offers amenities including; a supermarket, a mini supermarket, a doctors surgery, a primary school, pubs and takeaway outlets, a 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**  
**Entrance hall**

**Cloakroom/WC**

**Living room**  
16' 6" x 13' 10" (5.03m x 4.22m)

**Dining room**  
12' 4" x 10' 11" (3.76m x 3.33m)

**Kitchen/breakfast room**  
16' 2" x 10' 11" (4.93m x 3.33m)

**Utility room**  
10' 11" x 6' 1" (3.33m x 1.85m)

**First floor**  
**Landing**







### **Bedroom one**

14' 5" x 10' 10" (4.39m x 3.30m)

### **En suite shower room**

### **Bedroom two**

12' 4" x 12' 4" (3.76m x 3.76m)

### **Bedroom three**

13' 3" x 12' 6" (4.04m x 3.81m)

### **Bedroom four**

12' 6" x 10' 11" (3.81m x 3.33m)

### **Office/bedroom five**

10' 11" x 10' 2" (3.33m x 3.10m)

### **Bathroom**

### **Outside**

### **Frontage and driveway**

### **Integral double garage**

17' 4" x 15' 1" (5.28m x 4.60m)

### **Rear garden**

### **Detached garden room**

8' 2" x 7' 3" (2.49m x 2.21m)

### **Solar panels**

14 solar panels (6kw) fitted in March 2025. 10kw storage battery. Feed in tariff providing 15p per kw with Octopus Energy - other energy suppliers may differ.



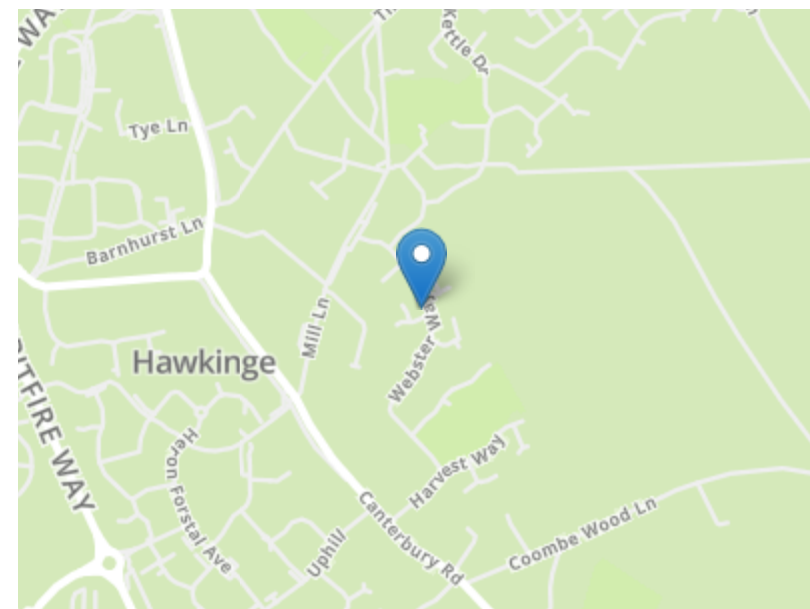
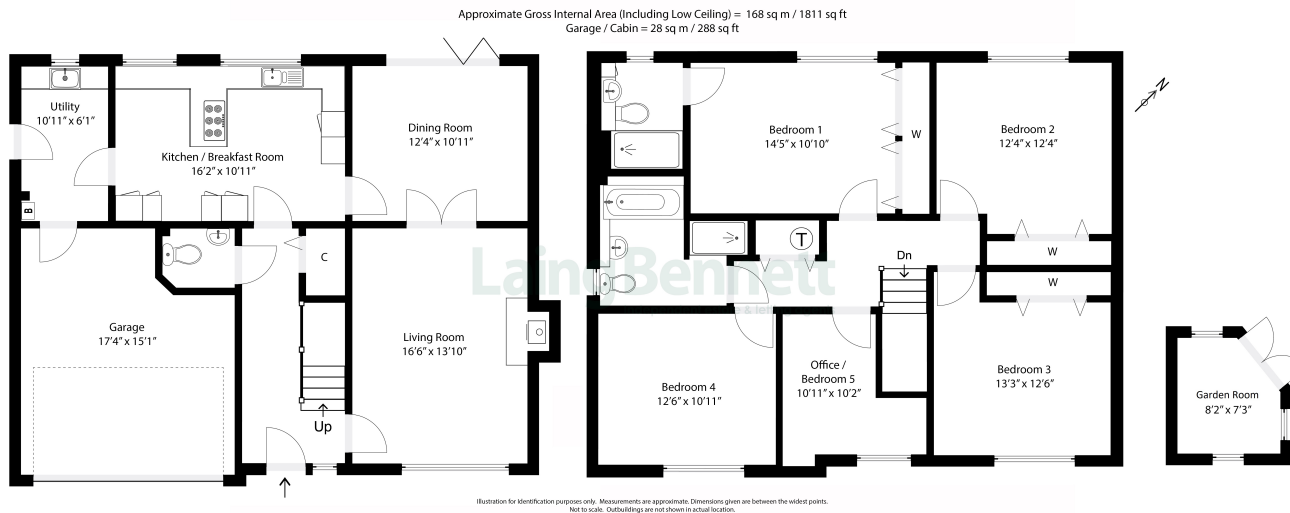












Need to book a viewing?

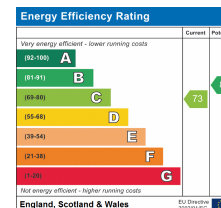
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