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This beautifully presented, newly constructed home, sits on the edge of the village of Densole in a tucked away position, away from passing traffic and enjoys superb countryside views. The house is built in traditional style yet has a contemporary, warm and inviting atmosphere throughout. The exterior showcases a tasteful mix of brick, shingle cladding and Rehau Chartwell Green flush fit windows, complemented by a neatly landscaped front garden and path. Inside the ground floor has Amtico herringbone flooring throughout. The layout features a bright and spacious open-plan kitchen and dining area with a box bay window to the front and French doors to the garden. There is a Fitted new 'Wren' kitchen with integral appliances including: fridge freezer, dishwasher, eye-level double oven and induction hob. The living room is generously sized, filled with natural light from the box bay window and French doors to the rear, making this the ideal space for relaxing or entertaining. Upstairs three well-appointed double bedrooms provide comfortable retreats, including a main bedroom with a stylish en suite bathroom and a separate family bathroom. The property is approached over the gravel driveway with a sliding electric gate leading to private parking and a detached garage, perfect for additional storage or parking. The property also benefits from a 5kw solar panel system with battery storage. With its elegant interiors, private outdoor space, and practical layout, this home is ideal for families or anyone seeking a refined yet functional living environment.

EPC RATING = B

**Guide Price £600,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Double Garage

**Heating** Daxom electric boiler

**EPC Rating** B

**Council Tax**

Folkestone & Hythe



**Situation**

Located on the edge of the semi-rural village of Densole. The village benefits from a local convenience store, post office, and the popular Black Horse Inn. Nearby Hawkinge provides a wider range of amenities, including supermarkets, medical facilities, a pharmacy, and a primary school, with secondary and grammar schools available in Folkestone. Regular bus services connect Densole to the coastal town of Folkestone to the south and to Canterbury to the north via the A2. Both towns offer excellent shopping, leisure, and educational facilities, as well as mainline train services to London — with a high-speed connection from Folkestone to St Pancras in around 50 minutes. The Channel Tunnel terminal, Port of Dover, and M20 motorway are all within easy reach, making this a convenient and well-situated location.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

14' 9" x 7' 7" (4.50m x 2.31m)

**Cloakroom/WC**

**Living room**

25' 0" x 13' 0" (7.62m x 3.96m)

**Kitchen/dining room**

25' 0" x 12' 2" (7.62m x 3.71m)





## **First floor**

### **Spacious landing**

22' 9" x 6' 6" (6.93m x 1.98m)

### **Bedroom one**

13' 2" x 13' 0" (4.01m x 3.96m)

### **En suite with bath and separate shower**

### **Bedroom two**

13' 1" x 11' 2" (3.99m x 3.40m)

### **Bedroom three**

13' 1" x 11' 1" (3.99m x 3.38m)

### **Bathroom with bath and separate shower**

## **Outside**

### **Detached double garage**

17' 1" x 16' 9" (5.21m x 5.11m)

## **Outside**

### **Front garden with hedge border**

### **Driveway with electric sliding gate**

There is a right of way across the neighbouring property's driveway, remote-controlled sliding gate opening onto a private gravel driveway

### **Double garage**

Two remote-controlled roller doors

### **Rear garden**

Neat lawn with patio seating area and petch trees.













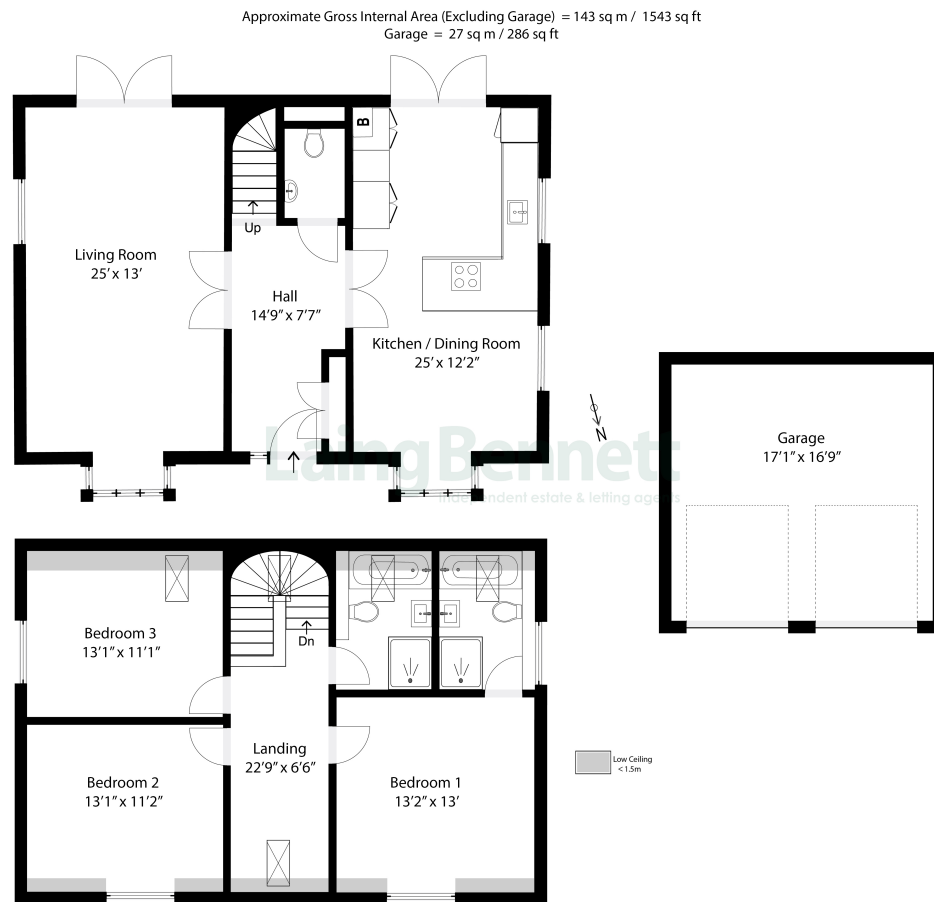
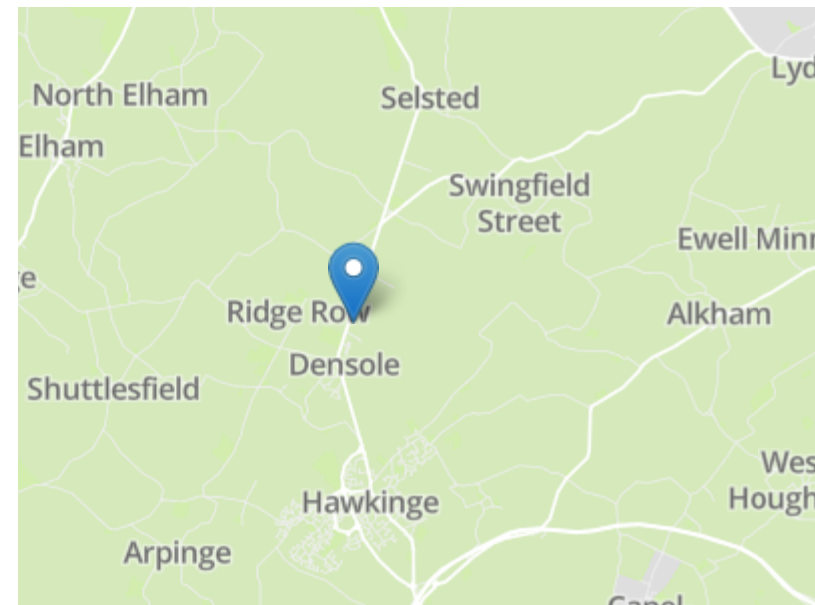


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Not to scale. Outbuildings are not shown in actual location.  
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Need to book a viewing?

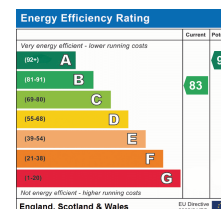
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