



92 The Street, Hawkinge, Folkestone, Kent, CT18 7DE

Guide Price £695,000

EPC RATING: C

Stunning
Family
Home

A high quality spacious family home brimming with character, charm and a stylish modern twist in touch with the original 1930's architecture. The current vendors have meticulously refurbished and extended the property to the highest of standards yet maintaining features such as original doors, picture rails and high ceilings. With an attached garage, plenty of driveway parking and a good size gorgeous South facing garden with gym/office. EPC Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 164 sq m / 1770 sq ft
Garage & Gym = 25 sq m / 264 sq ft

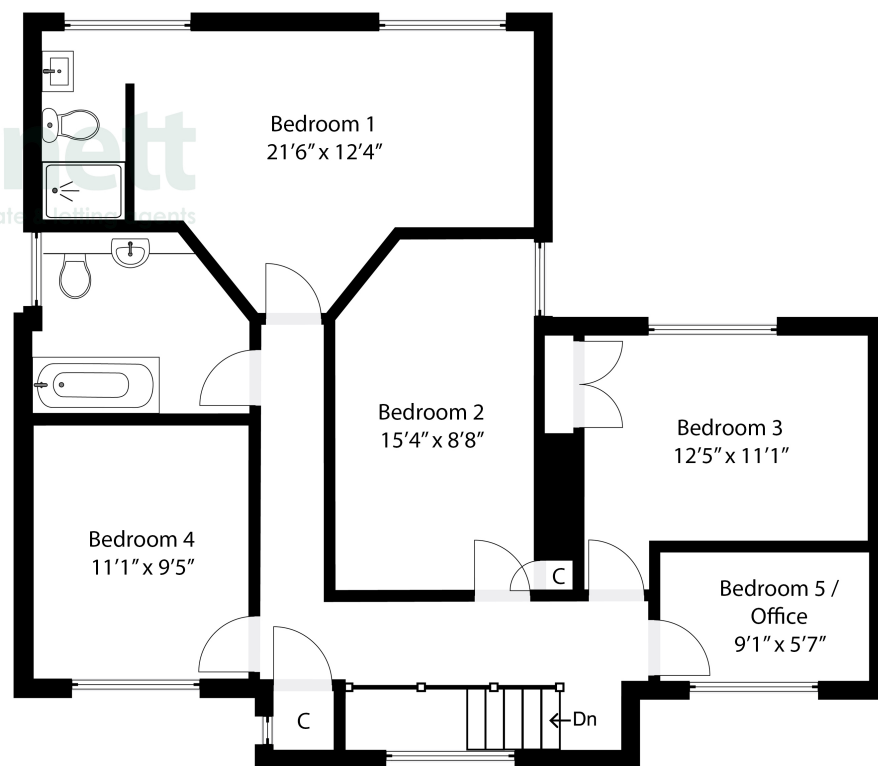
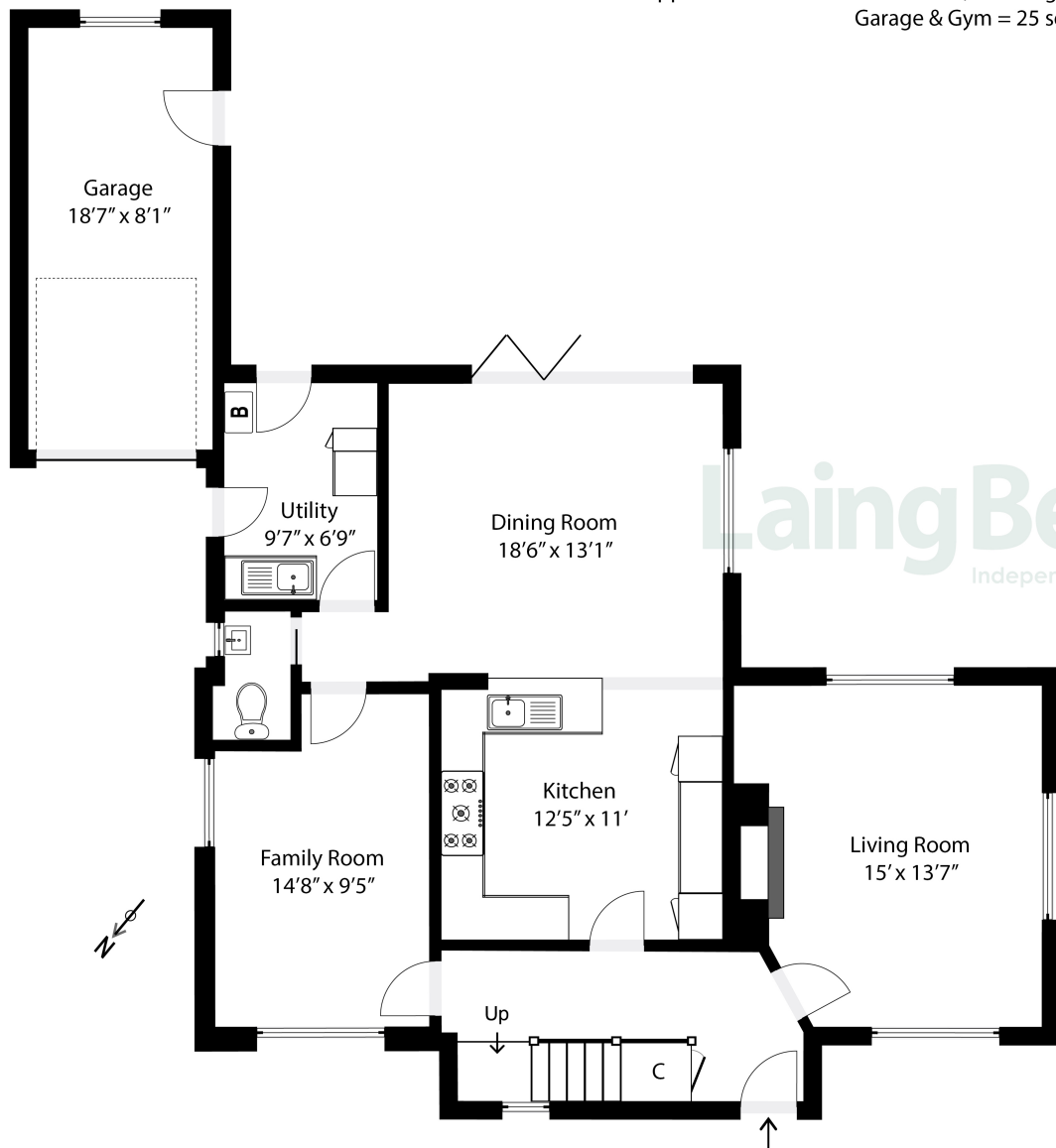


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated in a popular street on the edge of the ever popular town of Hawkinge. The Town has grown over recent years and now offers amenities including; Tesco Express, Lidl, doctors surgery, primary school, pubs and takeaway outlets, community centre, and a variety of other shops. 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 Channel Tunnel.

Welcome to a beautiful home suitable for the needs of any modern family

Approaching this handsome home over the neat gravelled drive you will come to the charming original front door which opens to the welcoming entrance hall, turn right into the triple aspect light and bright elegant living room and you can visualise spending cosy evenings around the fire. The modern kitchen being open to the dining room really is the hub of this beautiful home, being a place where family and friends can gather comfortably and where you can pull open the bi-folding doors leading out to the garden. There is a useful utility room which is an ideal place for kicking off those muddy boots after a walk and benefitting from extra storage. A double aspect family room is a great place for the children to play or teenagers to gather but could also be utilised as another bedroom. The ground floor also benefits from a cloakroom/WC. To the first floor there is a wonderful main bedroom with an opening to a stylish en suite shower room/WC. There is a luxurious family bathroom/WC. Three further double bedrooms and single room/office.

Outside to the front of the property the driveway provides plenty of parking and gives access to the garage with window to rear and pedestrian door to the garden. The good size sunny rear garden is a pure delight offering privacy and beautifully designed seating areas. There is a sweeping composite decked terrace with contemporary balustrade. An early viewing of this outstanding home comes highly recommended.

The accommodation comprises

Ground floor

Entrance hall

Living room

15' 0" x 13' 7" (4.57m x 4.14m)

Family room

14' 8" x 9' 5" (4.47m x 2.87m)





Kitchen

12' 5" x 11' 0" (3.78m x 3.35m) being open plan to:

Dining room

18' 6" x 13' 1" (5.64m x 3.99m)

Utility room

9' 7" x 6' 9" (2.92m x 2.06m)

First floor

Landing

Bedroom one

21' 6" x 12' 4" (6.55m x 3.76m) With walk through opening to:

En-suite

Bedroom two

15' 4" x 8' 8" (4.67m x 2.64m)

Family bathroom/WC

Bedroom four

11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom three

12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom five/office

9' 1" x 5' 7" (2.77m x 1.70m)

Garage and large driveway

18' 7" x 8' 1" (5.66m x 2.46m)

Outside

Gardens

Superb planted borders to front and glorious rear garden.

Gym/office

11' 7" x 9' 9" (3.53m x 2.97m)

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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