











A superb detached colt bungalow with extensive accommodation set in approximately 1.25 acres and nestled in a delightful rural location. The property is ideal for those seeking to put their own stamp on a home or those looking for the potential to convert a dwelling to dual occupancy. Accommodation comprises: Covered entrance, entrance hall, kitchen, utility room, hallway with storage cupboards and rear lobby, WC, bathroom, dining room, double aspect living room with glazing and central French doors leading to the garden room which enjoys superb views over the garden, four bedrooms. Outside: The property is approached via a five bar gate, with a long driveway providing access to the garage and plenty of parking. Approximately 1.25 acres with lawn, mature shrubs and trees. WC, polytunnel, shed, open barn store. Solar panels. EPC RATING = D

**Guide Price £595,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 1

**Parking** Driveway parking & garage

**Heating** Gas - Solar panels

**EPC Rating** D

**Council Tax** Band G

Folkestone And Hythe District Council





## Situation

The property is situated on 'Pay Street' in Densole, close to the Town of Hawkinge with amenities including; Lidl supermarket, Tesco Express, doctor 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. High Speed train services to London are available at Folkestone Central. Good access to M20 and Channel Tunnel.

## The accommodation comprises Entrance hall

### Kitchen

19' 9" x 9' 9" (6.02m x 2.97m)

### Utility

15' 8" x 13' 8" (4.78m x 4.17m)

### Bedroom four

13' 1" x 9' 9" (3.99m x 2.97m)

### Kitchen

19' 9" x 9' 9" (6.02m x 2.97m)

### Rear lobby

### Bedroom two

13' 9" x 12' 9" (4.19m x 3.89m)

### WC





## Shower/Bathroom

## Bedroom three

13' 9" x 11' 9" (4.19m x 3.58m)

## Bedroom one

19' 9" x 11' 9" (6.02m x 3.58m)

## Dining room

11' 9" x 11' 9" (3.58m x 3.58m)

## Garden Room

19' 7" x 7' 9" (5.97m x 2.36m) Opening to:

## Living Room

19' 8" x 15' 8" (5.99m x 4.78m)

## Outside

## Garage and driveway

17' 9" x 11' 8" (5.41m x 3.56m)

## Outside WC

## Garden

Approximately 1.25 acres total

## Polytunnel













Approximate Gross Internal Area (Including Low Ceiling) = sq m / 2092 sq ft  
 Outbuildings / Garage = sq m / 207 sq ft

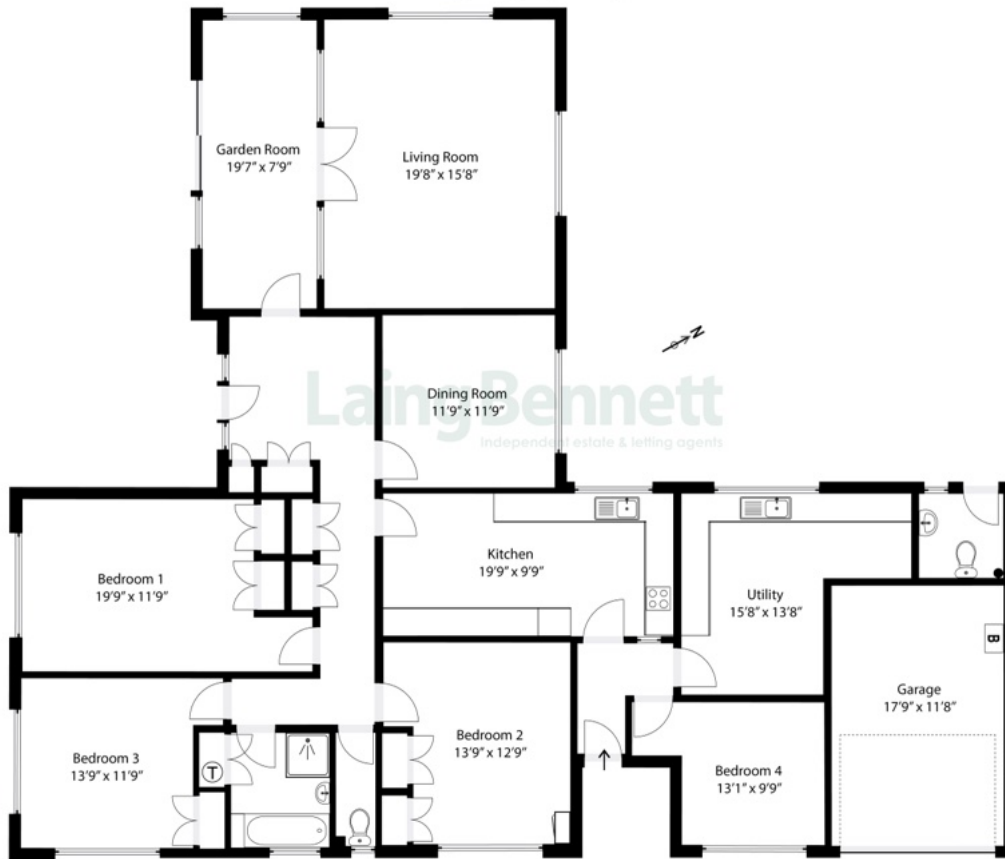
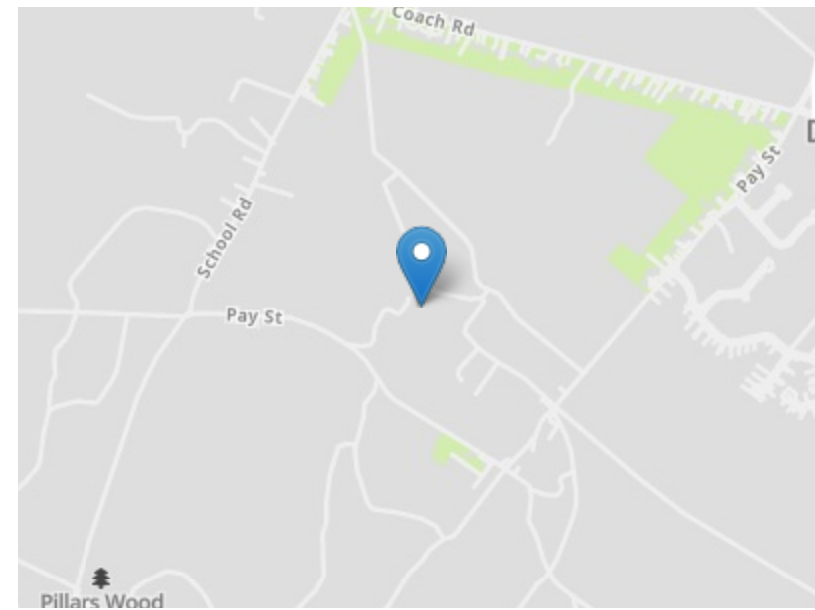


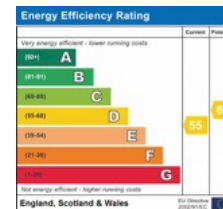
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.  
 © Unauthorised reproduction prohibited - jennykemp1000@gmail.com



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.