



Redwing Close, Hawkinge, Folkestone

  
MILES & BARR  
EXCLUSIVE





# 11 Redwing Close Hawkinge Folkestone Kent CT18 7RR



## Description

### Ground Floor

- Entrance Hall
- Cloakroom
- Living Room  
22'5 x 12'5  
(6.83m x 3.78m)
- Play Room  
9'2 x 9'2  
(2.79m x 2.79m)
- Dining Room  
10'3 x 10'2  
(3.12m x 3.10m)
- Kitchen/Diner  
22'10 x 16'9  
(6.96m x 5.11m)
- Utility Room
- Bedroom  
10'4 x 10'1  
(3.15m x 3.07m)  
Plus built-in wardrobes
- En-suite Bathroom
- Bedroom  
12'8 x 10'0  
(3.86m x 3.05m)  
Plus built-in wardrobes
- Bedroom  
10'4 x 9'7  
(3.15m x 2.92m)
- Bathroom

### External

- Integral Garage  
16'8 x 9'5  
(5.08m x 2.87m)

### First Floor

- Landing
- Bedroom  
16'2 x 10'3  
(4.93m x 3.12m)  
With built-in wardrobes
- En-suite Shower Room
- Driveway
- Rear Garden

## Property

This special and unique home is set in the quiet and sought after location of Redwing Close, Hawkinge. Once inside, you will be blown away by the standard of the fixtures and fittings as well as the gorgeous extension with two sets of bi-fold doors making the garden and living space flow as one. Every space and every level features high quality fittings and dual aspect rooms or lanterns providing a light, bright and spacious feel to the home. With all the 'mod-cons' one could need, the home is set up with great broadband, perfect for those working from home, under floor heating with 'Nest' controls as well as 'Phillips' sensor lighting and sound system.

The spacious accommodation comprises; an entrance hall, cloakroom, modern fitted kitchen with a range of integrated appliances including double oven, microwave oven, wine/beer fridge, dishwasher and an instant boiling tap. The kitchen is open on one side to the fabulous extension with bi-fold doors and to the other side a dining area. There is a further family living room and then another reception room/study, currently used as a play room and finally a utility room to the ground floor. Upstairs are four generous sized bedrooms with the master enjoying stunning fitted wardrobes, a gallery balcony accompanying an en-suite bathroom. There is a second en-suite from bedroom two as well as a further, well-appointed family bathroom.

Outside is a well maintained and non-overlooked garden, mostly laid to a mixture of terrace, lawn and decking. The garden is sunny, secluded and is a great space and is also home to the log store for the log burner and the hot tub! To the front, the home offers a garage with remote control roller door and offers off street parking for 2-3 cars.

Tucked away in a secluded corner, this home offers great access to excellent schooling at both Junior and Grammar levels, local shops, superstores and amenities as well as excellent access to the surrounding towns and cities of Dover, Folkestone and Canterbury as well as easy access via the fast link or M20 to London and beyond, making this home ideally situated for all your needs.



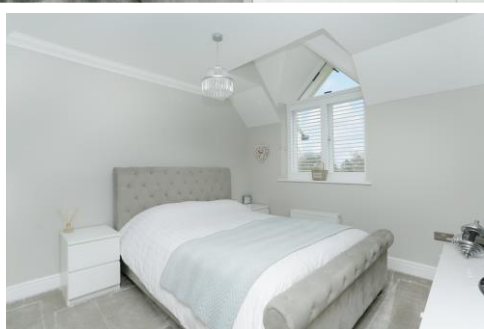
### The Vendor's View

The exclusivity of the design and unique outlay really drew us to this home. 'Number 11' is the largest property of the 11 in the close, we are the end plot and love being set with beautiful scenery towards the coast to the front and a wooded area behind. There is limited traffic disturbance as we are not on a through road, our neighbours are lovely and the connectivity to the local area is ideal. Folkestone, Hawkinge and Canterbury provide a huge range of amenities and we are near to two great schools.

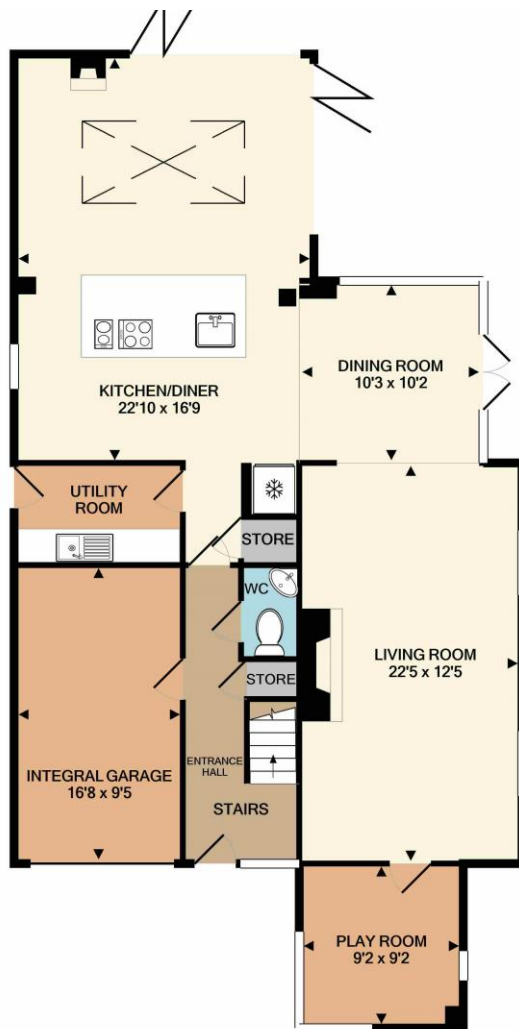
Our home caters for every family need while being excellent for socialising too. The open plan ground floor and extension are perfect, we have the ability to cook and dine while socialising from the snug area at the front of the kitchen. The flow upstairs replicates the downstairs, the décor has been carefully considered so the spaces work well. There is a lot of natural light coming in from the oversized vertical windows at the front and the ceilings are very high.

It is a wonderful place to be throughout the year, in the summer the property really comes to life. The conservatory is built into the house and the bi-fold doors open everything up to extend the open plan living into the landscaped garden. The patio flows to the barbecue area which then steps up onto composite decking. We also have natural decking with a built in jacuzzi. The two wood burners in the snug and lounge create a lovely welcoming atmosphere in the winter.

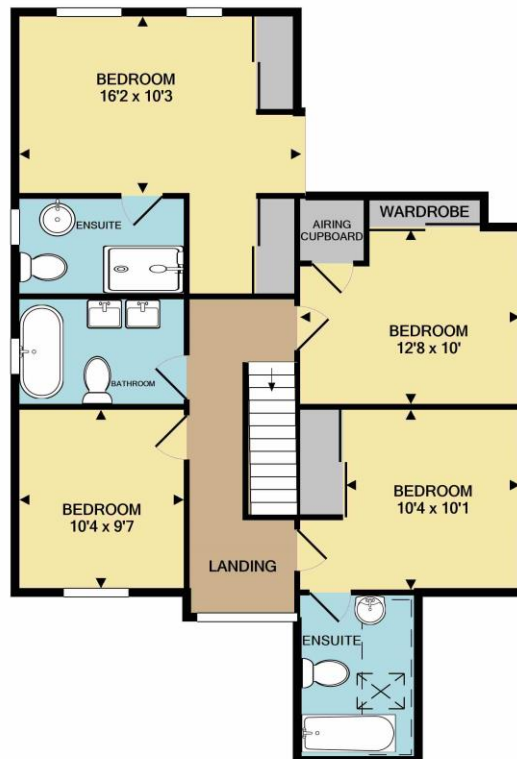
We have invested into the property, completely refurbishing throughout to a very high standard and specification. We will miss the memories we have made of the family growing up over the last ten years in a private home near to the sea.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1189 SQ.FT.  
(110.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 861 SQ.FT.  
(80.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2050 SQ.FT. (190.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MILES & BARR**  
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 499000**  
Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)