



Stombers Lane, Folkestone


MILES & BARR
EXCLUSIVE



Robins Roost Stombers Lane Folkestone Kent CT18 7AP



Description

Ground Floor

- Kitchen/Diner/Snug
40'4 x 9'8
(12.29m x 2.95m)
- Utility Room
- Living Room
21'3 x 15'4
(6.48m x 4.67m)
- Bedroom/Study
12'9 x 9'3
(3.89m x 2.82m)
- Wet Room and
W.C.
10'2 x 4'4
(3.10m x 1.32m)

First Floor

- Bedroom
13'1 x 11'3
(3.99m x 3.43m)
- En suite Wet Room
- Walk in Wardrobe
- Bedroom
12'10 x 9'1
(3.91m x 2.77m)
- Bedroom
12'10 x 9'1
(3.91m x 2.77m)
- Bathroom

External

- Garden
- Off Street Parking

Property

Miles and Barr Exclusive Homes are very excited to present this stunning home to the market. Set in a semi-rural location and tucked away with beautiful views of open farmland, this home truly needs to be seen to appreciate the size, presentation and all the high tech fittings this home has to offer. The home offers under floor heating to the ground floor, a central vacuum system around the house, speaker and music system throughout the home as well as having a clean air filtration system which automatically cleans and refreshes the air within the home. The home was built to a very high standard in 2012 and offers impeccably presented and spacious accommodation comprising; huge and welcoming entrance hall, a modern, family orientated kitchen/diner/snug room fitted with high specification kitchen with integrated appliances including boiling water tap, microwave, oven and coffee machine as well as an induction hob, wine cooler and has bi-fold doors leading on to the garden, making this an ideal family and entertaining space. There is a large and separate sitting room, also with bi-fold doors to the garden as well as a further utility room, beautifully appointed wet room and a great room which could be utilised as the fourth bedroom or a great home office. Upstairs, you will be pleased to find three great sized double bedrooms, some with fitted wardrobes and the master room enjoying an en suite wet room and walk in wardrobe. There is a further well-appointed boutique family bathroom with free standing bath. Outside to the rear is a fantastic landscaped garden which has patio and shingle areas for outside dining, is mainly laid to low maintenance artificial grass and has shrub and flower borders set in sleepers. There is also a pergola with hot tub inset, so can be used all year round. To the front, this home offers off street parking for around four cars which completes the picture on this wonderful home.



Location

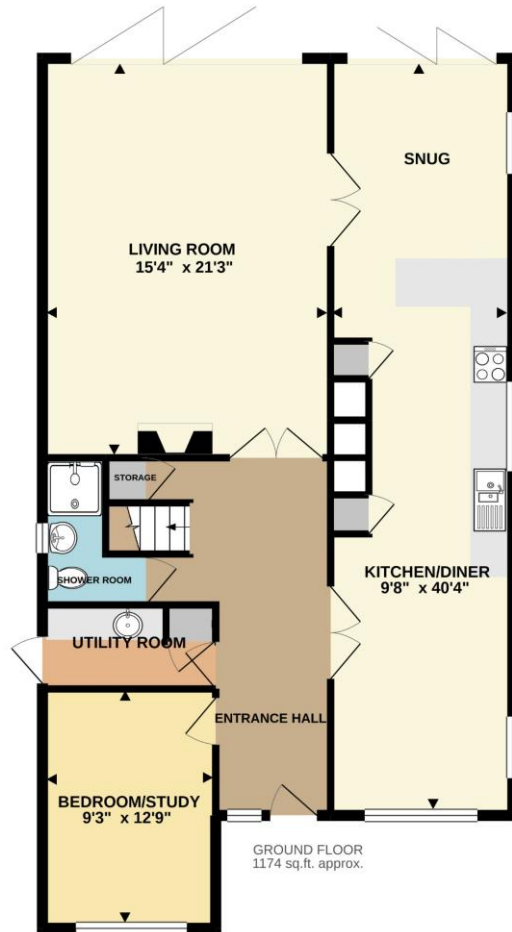
HAWKINGE

Made up of the old and the new, Hawkinge is fast becoming one of the most popular places to be in the Folkestone area. Having a huge range of home styles from terraced houses all the way up to detached barns and executive homes, Hawkinge has all you need. The area has a great reputation for local schooling and the transport links to the surrounding big cities are fantastic. Approximately 12 miles from the city of Canterbury and 3 miles from the seaside town of Folkestone in the county of Kent. The village itself is nestled on top of the North Downs overlooking views of the Romney Marsh and Channel. The village boasts its own community centre, two schools, shops, village hall, a cricket club, a church and three pubs in the vicinity with excellent restaurants and two riding schools. Built on a former airfield a few historic buildings remain and the Kent Battle of Britain Museum is still located.

FOLKESTONE

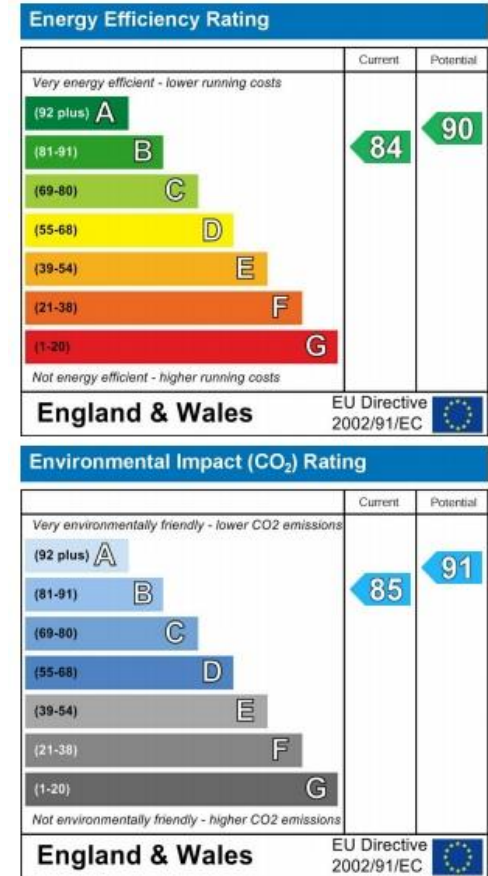
Fast becoming a sought-after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are many great schools at both Junior and Grammar levels. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.





TOTAL FLOOR AREA : 1792 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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