



Pelham Gardens, Folkestone





9 Pelham Gardens Folkestone Kent, CT20 2LF

9.5 miles Dover
18.5 miles Canterbury

15.5 miles Ashford
35 miles Maidstone

Description

Ground Floor

- Porch
- Lobby
- Home Office
16'5 x 14'6
(5.00m x 4.42m)
- Living Room
20'11 x 15'5
(6.38m x 4.70m)
- Cloakroom/WC
- Family Room
17'11 x 13'0
(5.46m x 3.96m)
- Kitchen/Diner
32'6 x 22'0
(9.91m x 6.71m)
- Utility Room

- Bedroom
12'11 x 10'11
(3.94m x 3.33m)
plus built-in wardrobe
- Bedroom
12'5 x 10'11
(3.78m x 3.33m)
plus built-in wardrobes
- Bedroom
11'11 x 9'9
(3.63m x 2.97m)
including built-in storage
- Shower Room
- Bathroom

External

- Integral Double Garage
17'9 x 16'11
(5.41m x 5.16m)
- Loft Above Garage
17'9 x 9'11
(5.41m x 3.02m)
- Front/Driveway
- Rear Garden

First Floor

- Landing
- Bedroom
16'6 x 13'11
(5.03m x 4.24m)
including built-in storage
- En-suite Shower Room
- Bedroom
15'11 x 12'10
(4.85m x 3.91m)
plus built-in wardrobe





Property

Enjoying a peaceful, West-End location at the end of the highly desirable Pelham Gardens, lies this substantial, five bedroom family home. Built in the 1930's, the property has been upgraded and extended by the current owners and now features bright, well-appointed living accommodation.

Upon entering, the impressive and elegant reception hall which has been opened up towards the kitchen area, allowing the eye to flow through to the well-tended gardens. A real feature of the recent improvements is the well-appointed kitchen/diner which has created the perfect family space, across the back of the house, featuring wall to wall bi-folding doors, allowing natural light to flood the space, they provide access out to the wrap around patio, perfect for al-fresco entertaining. There are three, principal reception rooms which include a rather grand formal, dual aspect living room which provides access to the rear terrace, large study to the front and a second sitting room which leads through from the kitchen. Practically speaking, there is a guest WC, useful utility room off the kitchen which provides internal access to the double garage with loft space over, this could be converted to provide a separate, self-contained annex, subject to the relevant permissions.

Leading upstairs via the attractive oak staircase, the sellers have installed a large picture window which provides lovely views over the rear garden. There are five, double bedrooms to the first floor, the master suite having en-suite shower room, there is an additional shower room and bathroom serving the remaining four bedrooms. Up to the second floor, there is a vast attic room which is mostly boarded with 3 dormer windows, offering an incoming purchaser a wonderful opportunity to add further accommodation if required.

Externally, the property occupies a large plot extending to approximately 0.5 of an acre. To the front, there is a large driveway offering ample parking for several vehicle's along with lawn and flower beds, there is rear access to the left hand side. The rear garden is a delight, offering privacy and seclusion with mature trees, large patio area, formal lawns, well stocked herbaceous borders.

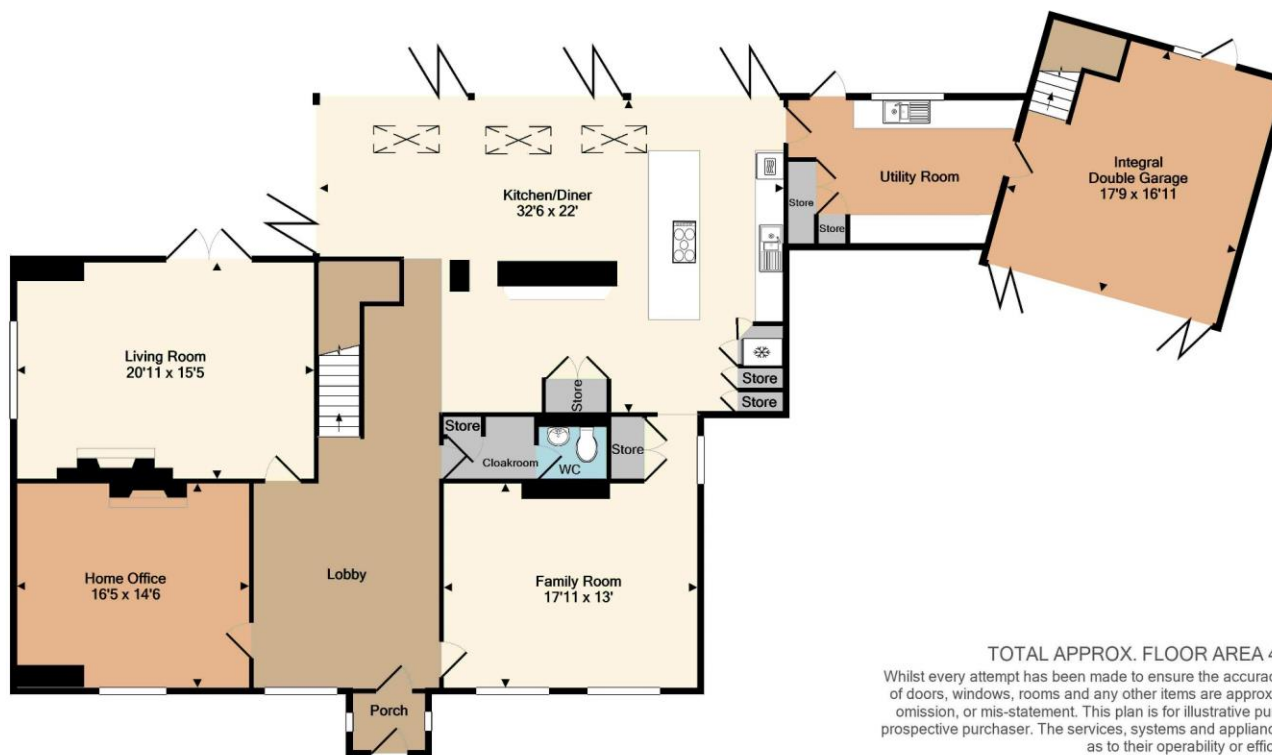


Of further note, the sellers have improved the property's energy efficiency with sympathetic, replacement, double glazed sash windows to the front façade, along with contemporary replacements on the rear elevation. Forward thinking solar panels have also been added to the garage roof making the home wonderfully efficient.

Location

Pelham Gardens is considered to be amongst the most desirable of addresses in this sought-after West End location only about a mile from Folkestone town centre and a short, level walk from Folkestone West Station where the High Speed Link service to London, St Pancras is available (journey times of around 50 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1, 3 and 5 miles away respectively. The Leas Promenade with pleasant, cliff top walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away and there are a number of good schools in the vicinity, including Sandgate Primary School and boys' and girls' grammar schools, all within walking distance.



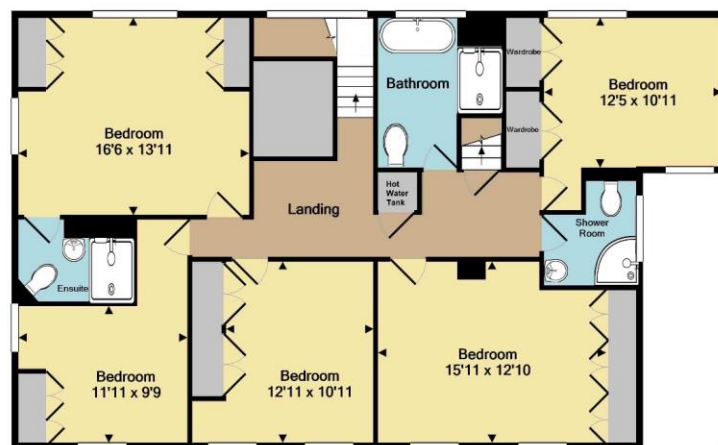


GROUND FLOOR
APPROX. FLOOR
AREA 2293 SQ.FT.
(213.0 SQ.M.)

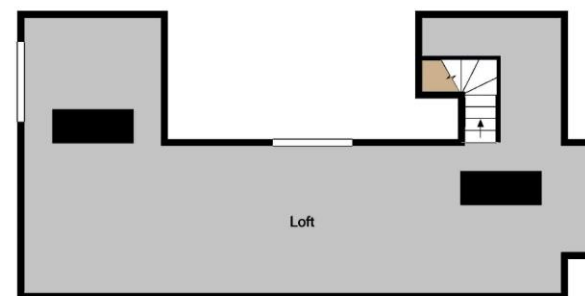
TOTAL APPROX. FLOOR AREA 4385 SQ.FT. (407.4 SQ.M.)

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

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1ST FLOOR
APPROX. FLOOR
AREA 1507 SQ.FT.
(140.0 SQ.M.)



LOFT SPACE
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



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

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



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Saturday: 9.00am – 5.00pm



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