



Densole Lane, Folkestone



MILES & BARR
EXCLUSIVE



2 The Paddocks
Densole Lane
Folkestone
Kent
CT18 7BL



Entrance

Cloakroom

Living Room

16'4 x 10'10
(4.98m x 3.30m)

Kitchen/Diner

25'8 x 16'2 max
(7.82m x 4.93m
max)

Sitting Room

11'1 x 10'10
(3.38m x 3.30m)

Conservatory

13'9 x 12'4
(4.19m x 3.76m)

First Floor

Bedroom

12'4 x 10'10
(3.76m x 3.30m)

En-suite

Shower Room

Bedroom

11'1 x 10'10
(3.38m x 3.30m)

Bedroom

11'1 x 8'2 (3.38m
x 2.49m)

Bedroom

19'3 x 8'11
(5.87m x 2.72m)

Bathroom

External

Driveway

Rear Garden

Property

Peacefully tucked away at the end of a private road, surrounded by open countryside views lies this beautifully presented, four bedroom family home, located in the village of Densole.

Behind the weather boarded façade, the accommodation is spacious and well-proportioned, making this a superb option for a growing family.

There is an abundance of living space on offer, with a formal lounge with feature fireplace, this room leads through to the sitting room which is connected via double doors which then leads through to a large conservatory, enjoying views over the garden. From the sitting room, the fully fitted kitchen/diner with breakfast bar and built in appliances has been upgraded and extended into the garage and now provides a generous space for the whole family to enjoy. Additionally, there is a useful guest WC off the entrance hall.

Heading upstairs, you'll find four, generously sized double bedrooms, the master bedroom having the added benefit of an en-suite shower room and fitted wardrobes. A smart family bathroom with white suite completes the picture up here.



Externally, the rear garden is a delight with a large decked area from the kitchen and conservatory, ideal for entertaining in the warmer months. A newly landscaped area with railway sleepers lead up to a vast lawned area. The rear is private and secluded with views of the rolling fields beyond.

To the front, there is a gravelled driveway providing off street parking for several vehicles.

Location

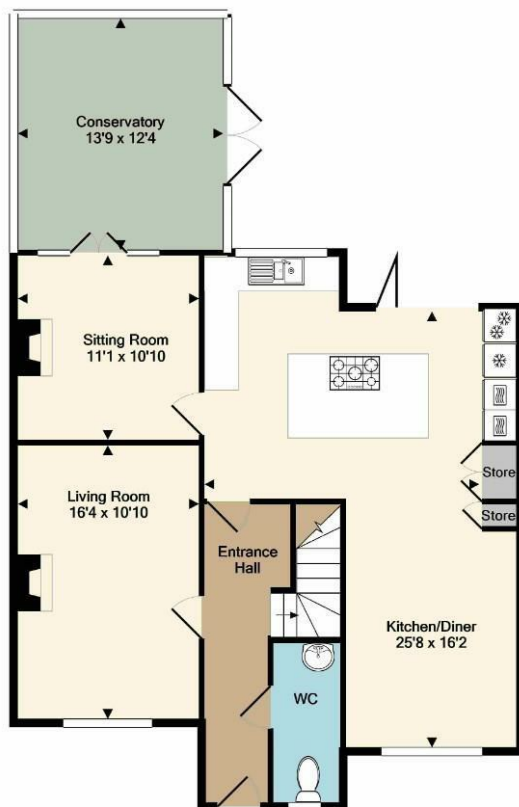
The Paddocks is set on the edge of the village of Densole, a small settlement between Folkestone and Canterbury. The High Speed 1 service to London St Pancras can be found in Folkestone, a short drive away. The M20 motorway is also just minutes from Densole for those that commute by car.

The historic Cathedral City of Canterbury is only around 12 miles away. Why not spend a lazy afternoon enjoying some much needed retail therapy, exploring the many shops, bars and restaurants or even taking in a show at the Marlowe Theatre.

Densole itself has a public house and a shop with a post office for those last minute essentials. The village of Hawkinge which is within easy reach of Densole by car has many more local amenities on offer. You will find a Post Office, Tesco Express Store, Doctor & Dental surgeries, two primary schools and a supermarket.

Broome Park Golf and Country Club can be found at Barham around 4 miles away.





GROUND FLOOR
APPROX. FLOOR
AREA 989 SQ.FT.
(91.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 748 SQ.FT.
(69.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1737 SQ.FT. (161.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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