



Everything you need to know about:

Kennett Lane,
Stanford North,
Ashford, TN25 6DG





Introduction



The Property



Property Prices



Local Authority



Transport Links

Education



Health



Local Amenities



Local Policing



Census





An invaluable insight into your new home

This Location Information brochure offers an informed overview of **Kennett Lane** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.





KENNETT LANE, STANFORD NORTH £450,000



x4
Bedrooms

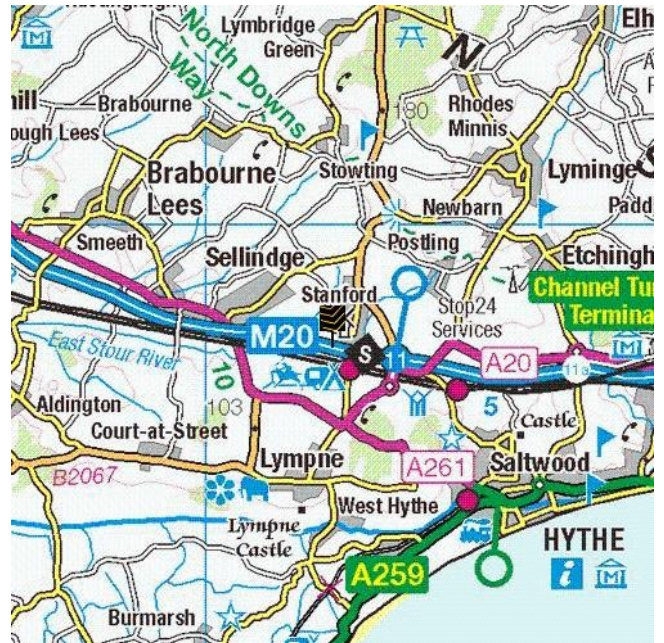
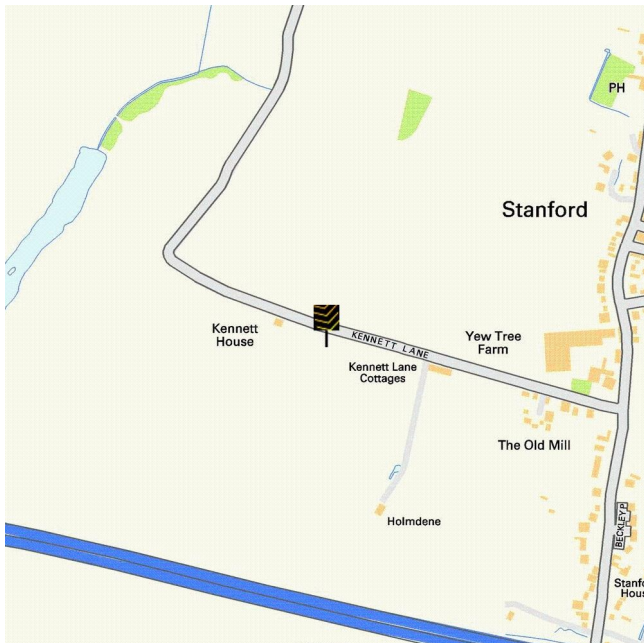


x3
Living Rooms



x2
Bathrooms

Where you are







A well appointed detached family home in a semi - rural location, backing on to open countryside.

The accommodation comprises an inviting hallway, cloakroom, study, kitchen/breakfast room, utility, sitting room and dining room. To the first floor the master bedroom benefits from a dressing area and en-suite with three further bedrooms and a family bathroom/WC.

The rear garden backs on to fields and the property also offers oil fired central heating, double glazing, a double garage and driveway.

NO ONWARD CHAIN

- **Wooden Casement Door** - Through to:
- **Entrance Hall** - Stairs to first floor with under stairs storage cupboard, radiator, doors to:
- **Downstairs Cloakroom** - Wooden framed double glazed window to side, tiled floor covering, low level WC, wall mounted hand basin with localised tiling, radiator.
- **Study** - Double glazed window to front, radiator, small cupboard houses the fuses, coved ceiling.
2.39m x 2.18m (7'10 x 7'2)
- **Sitting Room** - Inglenook style fireplace with brick hearth, dual aspect double glazed windows, radiator, TV aerial and telephone points, french doors opening through to:
5.56m x 3.66m (18'3 x 12'0)
- **Dining Room** - Double glazed window to side and sliding patio doors to rear, radiator, coved ceiling.
3.68m x 3.18m (12'1 x 10'5)
- **Kitchen/Breakfast Room** - Double glazed windows to rear, range of built in wall and base units with oak effect fronts, cupboards and drawers, 1½ bowl ceramic sink with mixer tap, integrated dishwasher, integrated double electric oven with four ring electric hob, extractor canopy and lighting above, glass fronted display cabinets, telephone points, tiled flooring, radiator, tiled splash back, door through to:
4.47m x 2.57m (14'8 x 8'5)
- **Utility Room** - Casement door to side, tiled floor covering, stainless steel sink with drainer unit, plumbing and space for washing machine and tumble dryer, radiator.
1.65m x 2.24m (5'5 x 7'4)
- **Landing** - Double glazed window, loft access, radiator, airing cupboard housing immersion tank, doors to:
- **Master Bedroom** - Dual aspect double glazed windows overlooking fields to the rear and side, radiators, TV aerial point and telephone point, open arch through to:
3.68m x 3.94m (12'1 x 12'11)
- **Dressing Area** - Door through to:
1.96m x 2.46m (6'5 x 8'1)
- **En Suite** - Double glazed window to rear, white suite comprising shower cubicle housing mains shower with glazed screen, tiled surround, low level WC, pedestal hand basin, radiator, electric shaver point.
1.70m x 2.44m (5'7 x 8'0)
- **Bedroom Two** - Double glazed window to front, radiator, TV aerial and telephone points.
3.66m x 3.15m (12'0 x 10'4)
- **Bedroom Three** - Double glazed window to side, radiator.

3.66m x 2.34m (12'0 x 7'8)

- **Bedroom Four** - Double glazed window to front, radiator, telephone point, TV aerial point.
3.23m x 3.99m (10'7 x 13'1)
- **Family Bathroom** - Double glazed frosted window to side, large corner bath with mixer tap and shower attachment, low level WC, pedestal hand basin with tiled wall finish, electric shaver point, radiator.
2.67m x 2.18m (8'9 x 7'2)
- **Rear Garden** - Backing on to fields, the rear garden is mainly laid to lawn with paved patio seating area, herbaceous borders, personal door to the garage. Outside cold water tap, lighting, oil tank.
Externally fitted oil fired boiler.
- **Double Garage & Driveway** - Block paved driveway providing off road parking leading to a brick built double garage with two up and over doors, personal door to side.
- **Tenure** - Freehold.
- **Council Tax** - Ashford Borough Council Band: E.
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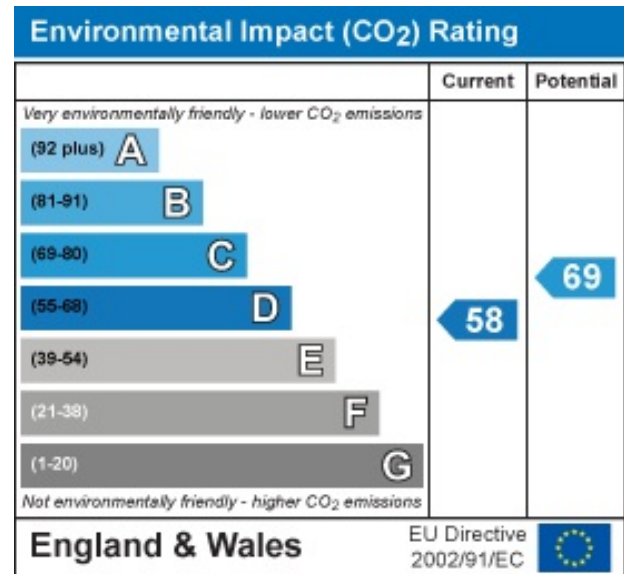
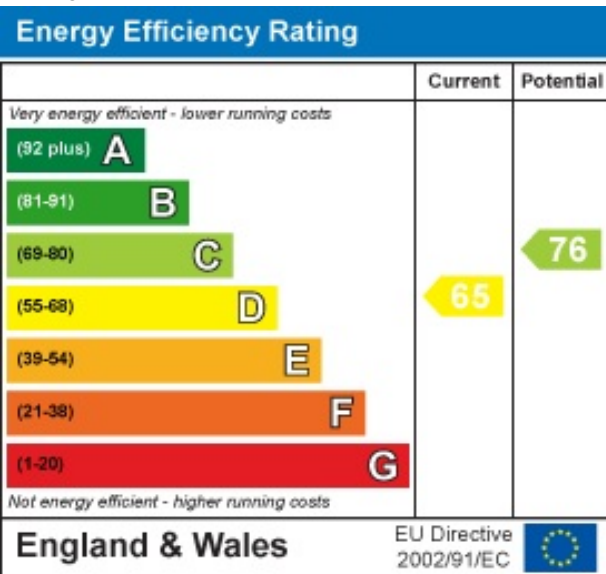
Below is the Energy Performance Certificate (EPC) for **Kennett Lane**

Energy Performance Certificates illustrate the energy efficiency of homes on a scale from A to G. Those in Band A are the most efficient, and will usually have the lowest fuel bills.

The same scale is used to define the impact of a property on the environment. Higher rated homes will usually have less impact through carbon dioxide (CO₂) emissions.

To put this in perspective, the average property in the UK is in band D or E for both ratings.

The Certificate also makes energy saving recommendations that may help reduce future energy bills. In some cases, these can be financed under the Government's Green Deal. In effect, Green Deal offers UK home-owners a loan, which is repaid through regular electricity bills. The main loan condition (the "Golden Rule") is that the amount saved each year on energy bills should be more than the cost of annual loan repayments. Note that the loan stays with the house when owners move on.



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Everything you want
to know about
local property prices



How does **Kennett Lane** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
TN25	£436697	£295763	£275908	£124594
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

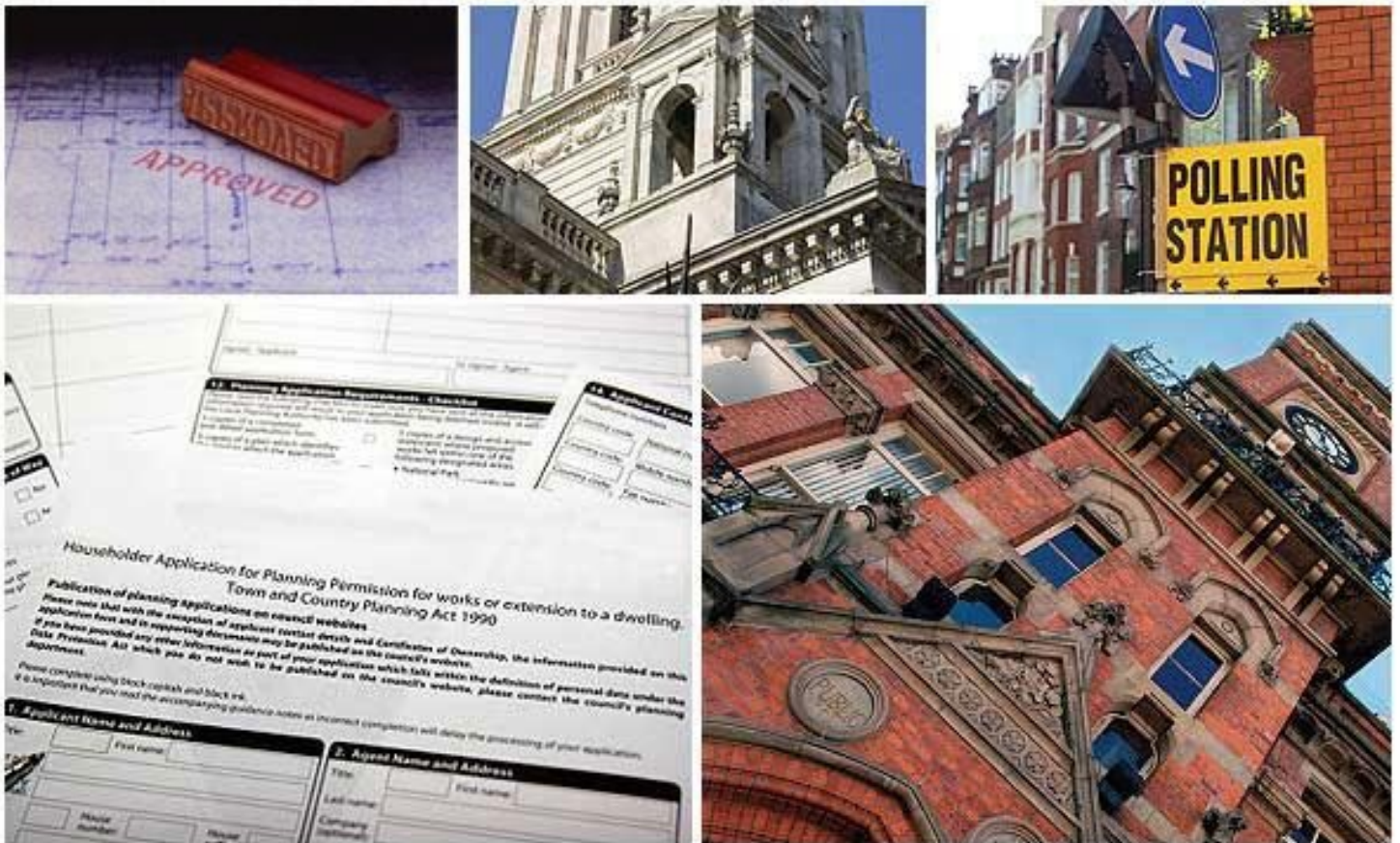


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Everything you want
to know about
local authorities





Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move. There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**. Single-tier authorities are **Metropolitan Authorities, London Boroughs** and **Unitary or Shire Authorities**. Two-tier authorities have both a **County Council**, and a **District Council or City Council**. There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Kennett Lane** are:

Shire / County / District	Website	Address	Contact details
Shepway District Council (Shire District)	http://www.shepway.gov.uk	Castle Hill Avenue, Folkestone, Kent, CT20 2QY	t: 01303 853000 f: 01303 245978 e: shepway.dc@shepway.gov.uk
Kent County Council (Shire County)	http://www.kent.gov.uk	Maidstone, Kent, ME14 1XQ	t: 0845 8247247 f: 01622 759905 e: county.hall@kent.gov.uk

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want
to know about
transport links

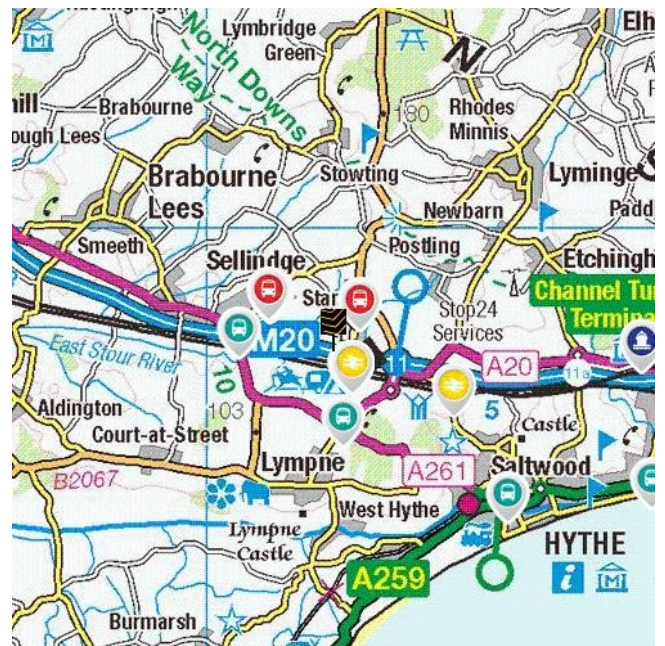
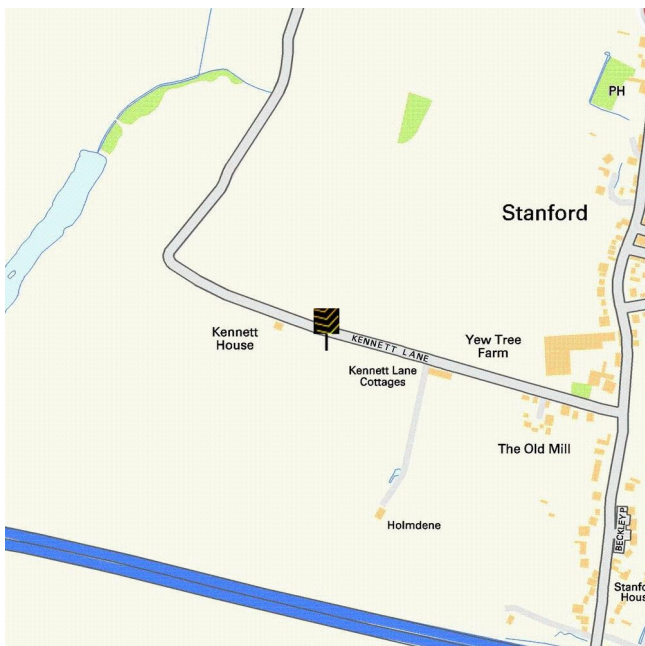




Become familiar with public transport links

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Kennett Lane**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links



	Airports	Approx Distance
	Lydd London Ashford Airport	11.05 miles
	London Southend Airport	35.24 miles
	Biggin Hill Airport	46.09 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	3.7 miles
	Dover Western Docks Ferry Terminal	12.26 miles
	Dover Eastern Docks Ferry Terminal	12.85 miles
	Ramsgate Ferry Terminal	22.66 miles
	Burnham on Crouch Ferry Landing	37.24 miles
	Gravesend Pier	37.27 miles
	Wallasea Island Ferry Landing	37.42 miles
	Tilbury Ferry Terminal	37.56 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



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	Train Stations	Approx Distance
	Westenhanger Rail Station	0.52 miles
	Sandling Rail Station	1.62 miles
	Folkestone West Rail Station	5.36 miles
	Folkestone Central Rail Station	6.05 miles
	Wye Rail Station	7.3 miles
	Ashford International Rail Station	7.4 miles
	Ham Street Rail Station	8.09 miles
	Chilham Rail Station	10.17 miles
	Bus Stops	Approx Distance
	Stone Street Junction	0.44 miles
	Westenhanger Rail Station	0.5 miles
		0.52 miles
	Westenhanger Railway Station	0.52 miles
	Westenhanger Rail Station	0.52 miles
	Greenfields	0.85 miles
	Greenfields	0.86 miles
	Greenfields	0.89 miles
	Coach Stops	Approx Distance
	Newingreen (Kent): Ashford Rd Coach Stop	1.13 miles
	Sellindge (Kent): Ashford Rd Coach Stop	1.14 miles
	Hythe (Kent) Coach Stop	2.93 miles
	Seabrook (Kent): Seabrook Rd Coach Stop	4.27 miles
	Sandgate: High Street Coach Stop	5.19 miles
	Willesborough (Ashford Kt): Hythe Rd. Coach Stop	5.63 miles
	Folkestone: Bouverie Square Bus Station	6.41 miles
	Ashford (Kent): Town Centre Coach Stops	7.61 miles

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Everything you want
to know about
local schools

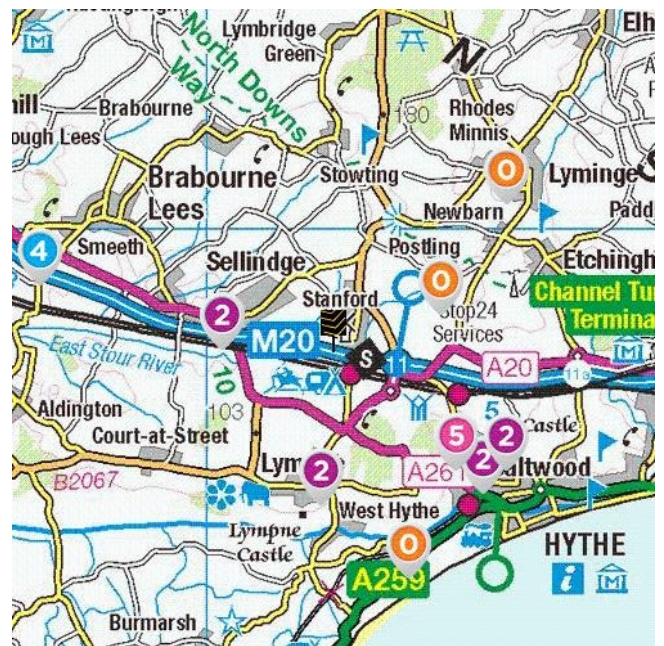
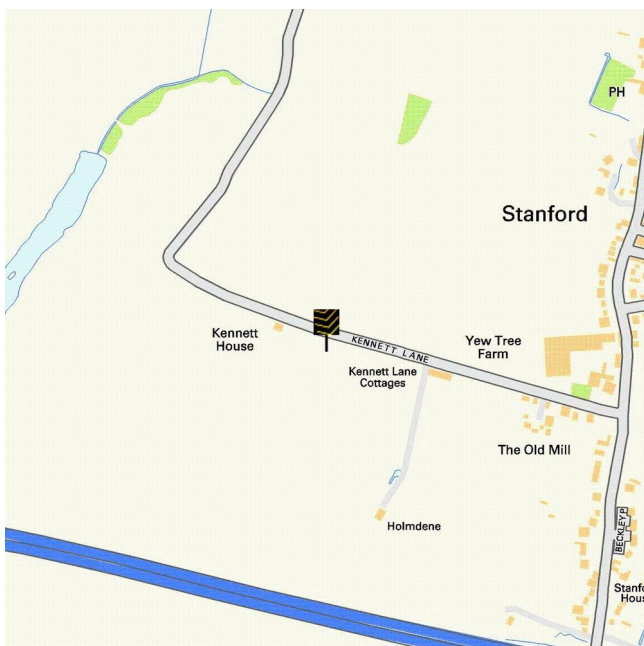


How are local schools performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

Local Schools



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Kennett Lane**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon


Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	<p>Name: Little Leaners Pre-school Address: Main Road, ASHFORD, Kent, TN25 6JY</p>	1.34 miles
	<p>Name: Badgers Bridge Address: Village Hall, HYTHE, Kent, CT21 4EU</p>	1.4 miles
	<p>Name: Lyminge Pre School & Village Hall Address: Woodland Road, FOLKESTONE, Kent, CT18 8EW</p>	2.8 miles
	<p>Name: First Steps Address: St Georges Place, HYTHE, Kent, CT21 6NE</p>	2.8 miles

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	Key Stage 2 - Information	Approx Distance
	<p>Name: Sellindge Primary School</p> <p>Address: Main Road, Ashford, TN25 6JY</p> <p>Contact Number: 0130 3812073</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p>	1.34 miles
	<p>Name: Lympne Church of England Primary School</p> <p>Address: Octavian Drive, Hythe, CT21 4JG</p> <p>Contact Number: 0130 3268041</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p>	1.77 miles
	<p>Name: St Augustine's Catholic Primary School</p> <p>Address: St John's Road, Hythe, CT21 4BE</p> <p>Contact Number: 0130 3266578</p> <p>Age Range: 5-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Roman Catholic</p>	2.43 miles
	<p>Name: Saltwood CofE Primary School</p> <p>Address: Grange Road, Hythe, CT21 4QS</p> <p>Contact Number: 0130 3266058</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p>	2.48 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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Reading, Writing and Maths

	Name	Expected	Higher
2	Sellindge Primary School	60.0 %	7.0 %
	Lympne Church of England Primary School	71.0 %	3.0 %
	St Augustine's Catholic Primary School	79.0 %	7.0 %
	Saltwood CofE Primary School	79.0 %	9.0 %
	Kent	59.0 %	6.0 %
	National	53.0 %	5.0 %

Primary Progress Measures


As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

Progress Measures for 2017

	Name	Progress Measures 2017		
2	Sellindge Primary School	Maths PM -6.0 Lower -8.9 Upper -3.1	Reading PM -4.3 Lower -1.0 Upper N/A	Writing PM -1.5 Lower -4.7 Upper 1.7
	Lympne Church of England Primary School	Maths PM -1.6 Lower -3.7 Upper 0.5	Reading PM -0.5 Lower 1.8 Upper N/A	Writing PM -0.6 Lower -2.8 Upper 1.6
	St Augustine's Catholic Primary School	Maths PM 3.0 Lower 1.0 Upper 5.0	Reading PM 3.1 Lower 5.4 Upper N/A	Writing PM 0.8 Lower -1.4 Upper 3.0
	Saltwood CofE Primary School	Maths PM -1.2 Lower -3.1 Upper 0.7	Reading PM 2.5 Lower 4.7 Upper N/A	Writing PM 0.9 Lower -1.2 Upper 3.0

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




	Key Stage 4 - Information	Approx Distance
	<p>Name: Brockhill Park Performing Arts College Address: Sandling Road, Hythe, CT21 4HL Contact Number: 0130 3265521 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None</p>	1.98 miles
	<p>Name: Caldecott Foundation School Address: Station Road, Ashford, TN25 6PW Contact Number: 0130 3815665 Age Range: 5-18 yrs Local Education Authority: Kent Religious Character: Does not apply</p>	3.65 miles
	<p>Name: The Folkestone School for Girls Address: Cooling Lane, Folkestone, CT20 3RB Contact Number: 0130 3251125 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	5.39 miles
	<p>Name: The Harvey Grammar School Address: Cheriton Road, Folkestone, CT19 5JY Contact Number: 0130 3252131 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective</p>	5.48 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




Percentage of pupils achieving 5+ A*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

	Name	2017	2016	2015	2014
	Brockhill Park Performing Arts College	49.0 %	40.0 %	43.0 %	39.0 %
	Caldecott Foundation School	N/A	0.0 %	0.0 %	N/A
	The Folkestone School for Girls	96.0 %	99.0 %	100.0 %	99.0 %
	The Harvey Grammar School	98.0 %	93.0 %	95.0 %	98.0 %
	Kent	59.9 %	59.0 %	57.4 %	58.1 %
	National	56.6 %	53.5 %	53.8 %	53.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Average number of GCSE entries per pupil

	Name	Number
	Brockhill Park Performing Arts College	9.9
	Caldecott Foundation School	N/A
	The Folkestone School for Girls	11.6
	The Harvey Grammar School	8.5
	Kent	8.5
	National	8.2

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	Key Stage 5 - Information	Approx Distance
	<p>Name: Brockhill Park Performing Arts College Address: Sandling Road, Hythe, CT21 4HL Contact Number: 0130 3265521 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None</p>	1.98 miles
	<p>Name: The Folkestone School for Girls Address: Cooling Lane, Folkestone, CT20 3RB Contact Number: 0130 3251125 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	5.39 miles
	<p>Name: The Harvey Grammar School Address: Cheriton Road, Folkestone, CT19 5JY Contact Number: 0130 3252131 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Selective</p>	5.48 miles
	<p>Name: Folkestone Academy Address: Academy Lane, Folkestone, CT19 5FP Contact Number: 0130 3842400 Age Range: 3-18 yrs Local Education Authority: Kent Religious Character: Christian</p>	5.8 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects

	Name	%
	Brockhill Park Performing Arts College	0.0 %
	The Folkestone School for Girls	13.2 %
	The Harvey Grammar School	26.2 %
	Folkestone Academy	0.0 %
	Kent	15.3 %
	National	17.0 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
	Brockhill Park Performing Arts College	-0.2
	The Folkestone School for Girls	-0.1
	The Harvey Grammar School	0.1
	Folkestone Academy	-0.3



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Everything you want
to know about
local health services



How local are the health services?


We all want good access to local health facilities, wherever we live. To see how well **Kennett Lane** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

Hospitals		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	5.77 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	5.77 miles
Walk-in Clinics		Approx Distance
	Miu At Royal Victoria Hospital, Folkestone, Royal Victoria Hospital, Folkestone, Kent, CT19 5BN	6.11 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	GPs	Approx Distance
	SELLINDGE SURGERY, THE SURGERY, KENT, TN25 6JX	1.49 miles
	NEW LYMINGE, THE NEW LYMINGE SURGERY, FOLKESTONE, KENT, CT18 8NS	2.95 miles
	CHURCH ROAD, THE SURGERY, KENT, CT18 8HY	3.07 miles
	OAKLANDS HEALTH CENTRE, OAKLANDS HEALTH CENTRE, KENT, CT21 6BD	3.11 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	Pennypot Dental, 1 Martello Drive, HYTHE, Kent, CT21 6PH	2.76 miles
	The Country Dental Practice, 17 Mount Street, HYTHE, Kent, CT21 5NT	3.06 miles
	Mr H Nimbhorkar, 129 High Street, HYTHE, Kent, CT21 5JJ	3.11 miles
	Earlsgate Dental Practice, 11 Earls Avenue, FOLKESTONE, Kent, CT20 2HW	6.0 miles
	G Au, 16 Shorncliffe Road, FOLKESTONE, Kent, CT20 2SF	6.15 miles

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Everything you want
to know about
local amenities





What about local amenities?

There are a number of local amenities on offer in the area around **Kennett Lane**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

	Local Grocers and Convenience Stores	Approx Distance
	The Co-operative Group, Main Road, ASHFORD, Kent, TN25 6JA	1.12 miles
	Saltw ood General Stores, The Green, HYTHE, Kent, CT21 4PS	2.38 miles
	Crun den Sa Sons, 69 High Street, HYTHE, Kent, CT21 5AJ	3.05 miles
	Seabrook, 246 Seabrook Road, HYTHE, Kent, CT21 5RQ	4.23 miles
	Everest Cash & Carry Ltd, 8 Cheriton High Street, FOLKESTONE, Kent, CT19 4ER	4.98 miles
	Supermarkets	Approx Distance
	Waitrose Ltd, Prospect Road, HYTHE, Kent, CT21 5NH	3.17 miles
	The Co-operative Food, 66 Cheriton High Street, FOLKESTONE, Kent, CT19 4HB	4.82 miles
	Abs, 99 Enbrook Valley, FOLKESTONE, Kent, CT20 3NE	5.08 miles
	Wm Morrisons Supermarkets Plc, 148 Cheriton Road, FOLKESTONE, Kent, CT19 5JU	5.57 miles
	Tesco Express, 1-3 High Street, ROMNEY MARSH, Kent, TN29 0NG	5.65 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.

	Nightclubs	Approx Distance
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	12.06 miles
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	12.35 miles
	Club Horizon, 48 Ferry Road, RYE, East Sussex, TN31 7DN	16.84 miles
	Rivals Nightclub & Bar Academy, 32 Queen Street, DEAL, Kent, CT14 6EY	17.95 miles
	Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ	19.08 miles
	Pubs / Bars / Inns	Approx Distance
	Dukes Head, Main Road, ASHFORD, Kent, TN25 6EG	1.68 miles
	Black Horse, Fiddling Lane, ASHFORD, Kent, TN25 6AP	1.78 miles
	County Members, Aldington Road, HYTHE, Kent, CT21 4LH	1.92 miles
	The Tiger Inn, Stow ting, ASHFORD, Kent, TN25 6BA	2.13 miles
	The Gatekeeper, Canterbury Road, FOLKESTONE, Kent, CT18 8DE	2.76 miles
	Wine Bars	Approx Distance
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	6.7 miles
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	12.21 miles
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	12.3 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	12.5 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	17.56 miles
	Restaurants	Approx Distance
	Wimpy, Stop 24 Services, HYTHE, Kent, CT21 4BL	0.67 miles
	The Bistro, Lypne Castle, HYTHE, Kent, CT21 4LQ	2.05 miles
	The Light Railw ay, Scanlons Bridge Road, HYTHE, Kent, CT21 6LD	2.69 miles
	Sunshine Restaurant, 42 High Street, HYTHE, Kent, CT21 5AT	2.98 miles
	Thailand Tom, 38 High Street, HYTHE, Kent, CT21 5AT	2.98 miles
	Golf Club / Courses / Professionals	Approx Distance
	Etchingill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	2.79 miles
	Sene Valley Golf Club, Blackhouse Hill, FOLKESTONE, Kent, CT18 8BL	3.38 miles
	Little Stone Warren Golf Club, St Andrew s Road, NEW ROMNEY, Kent, TN28 8RB	8.56 miles
	Ashford Golf Club, Sandyhurst Lane, Ashford, Kent, TN25 4NT	9.06 miles
	Great Chart Golf & Leisure, Bridge Farm, ASHFORD, Kent, TN23 3BW	10.46 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.

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Places of Worship		Approx Distance
	Saltwood Parish Church Of St Peter & St Paul, Rectory Lane, HYTHE, Kent, CT21 4QA	2.3 miles
	St Leonards Church, The Vicarage, HYTHE, Kent, CT21 5DN	2.98 miles
	St Mary The Virgin, Vicarage Lane, CANTERBURY, Kent, CT4 6TT	4.84 miles
	St Joseph's Rc Church, Ashley Avenue, FOLKESTONE, Kent, CT19 4PX	4.89 miles
	Cheriton Pentecostal Church, Park Road, FOLKESTONE, Kent, CT19 4DG	4.9 miles
Banks / Financial Institutions		Approx Distance
	Barclays Bank Plc, 11 High Street, HYTHE, Kent, CT21 5AE	2.96 miles
	Hsbc Bank Plc, 47 High Street, HYTHE, Kent, CT21 5AF	2.99 miles
	Lloyds Bank, 62 High Street, HYTHE, Kent, CT21 5AL	3.03 miles
	Santander, 63 High Street, HYTHE, Kent, CT21 5AJ	3.05 miles
	Natwest, 75 High Street, HYTHE, Kent, CT21 5JQ	3.05 miles
DIY Stores		Approx Distance
	Home & Hobby Diy, 15 High Street, HYTHE, Kent, CT21 5AD	2.98 miles
	Wickes Building Supplies Ltd, Firs Farm, FOLKESTONE, Kent, CT19 4QE	4.48 miles
	County Hardware, 384 Cheriton Road, FOLKESTONE, Kent, CT19 4DX	5.03 miles
	Homebase Ltd, Park Farm Retail Park, FOLKESTONE, Kent, CT19 5GA	5.67 miles
	Wickes Building Supplies Ltd, Park Farm Road, FOLKESTONE, Kent, CT19 5GA	5.67 miles
Hotels		Approx Distance
	Castle Hotel, The Green, HYTHE, Kent, CT21 4AJ	2.4 miles
	Swan Hotel, 59 High Street, HYTHE, Kent, CT21 5AD	2.98 miles
	Stade Court Hotel, West Parade, HYTHE, Kent, CT21 6DT	3.32 miles
	Holiday Inn Express, Cheriton High Street, FOLKESTONE, Kent, CT19 4QJ	3.91 miles
	The Sandgate Hotel, 8-9 Wellington Terrace, FOLKESTONE, Kent, CT20 3DY	4.82 miles
Theatres / Concert Halls		Approx Distance
	Fhods, The Tower Theatre, FOLKESTONE, Kent, CT20 3HL	4.65 miles
	The Marlowe Theatre, The Friars, Canterbury, Kent, CT1 2AS	12.53 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	15.98 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	17.68 miles
	The Kings Theatre, Kings Place, RAMSGATE, Kent, CT11 8NN	23.17 miles

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	Cinemas	Approx Distance
	The Silver Screen Cinema, The Town Hall, FOLKESTONE, Kent, CT20 1DY	6.58 miles
	Cineworld, Eureka Leisure Park, ASHFORD, Kent, TN25 4BN	8.13 miles
	Silver Screen Cinema, Gaol Lane, DOVER, Kent, CT16 1NG	12.23 miles
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	12.26 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	13.65 miles
	Leisure Centres	Approx Distance
	Folkestone Sports Centre Trust Ltd, Radnor Park Avenue, FOLKESTONE, Kent, CT19 5HX	5.94 miles
	The Stour Centre, Station Approach, ASHFORD, Kent, TN23 1ET	7.36 miles
	Kingsnorth Recreation Centre, Field View, ASHFORD, Kent, TN23 3NZ	7.48 miles
	Ashford International Sports & Social Club Ltd, 181 Beaver Road, ASHFORD, Kent, TN23 7SG	7.54 miles
	Dover Leisure Centre, Townhall Street, DOVER, Kent, CT16 1LN	12.49 miles
	Newsagents	Approx Distance
	The Gem, 78 Dymchurch Road, HYTHE, Kent, CT21 6JY	2.68 miles
	Pennypot News, 20 Martello Drive, HYTHE, Kent, CT21 6PH	2.76 miles
	Terry & Kent, 2-4 High Street, HYTHE, Kent, CT21 5AT	2.98 miles
	Bank Street Newsagent, 4A Bank Street, HYTHE, Kent, CT21 5AN	3.02 miles
	Ideas, 83 High Street, HYTHE, Kent, CT21 5JH	3.08 miles
	Post Offices	Approx Distance
	Sellindge Post Office, Main Road, ASHFORD, Kent, TN25 6JA	1.12 miles
	Post Office Ltd, 31-33 High Street, HYTHE, Kent, CT21 5AD	2.98 miles
	Lyminge Post Office, 11-13 Station Road, FOLKESTONE, Kent, CT18 8HS	3.11 miles
	Brabourne Lees Post Office, Lees Road, ASHFORD, Kent, TN25 6QE	3.17 miles
	Aldington Post Office, Roman Road, ASHFORD, Kent, TN25 7DA	4.1 miles

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Everything you want
to know about
local policing



Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Kennett Lane**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Shepway - Lymgne and Stanford** and it has a population of **1987**.

Lymgne and Stanford ward in Folkestone includes part of the M20 and includes Folkestone Racecourse. It has more than 800 households.

Your Local Policing Team

Name	Rank	Tel No.	E-mail
Daniel Mills	PCSO	101	
Nicholas Hazell	PCSO	101	
Daniel Mills	PCSO	101	
Nicholas Holley	PCSO	101	

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Folkestone Police Station
 station
 Bouverie House, Bouverie Road West, Folkestone

9am - 5pm, Monday to Sunday (excluding bank holidays)

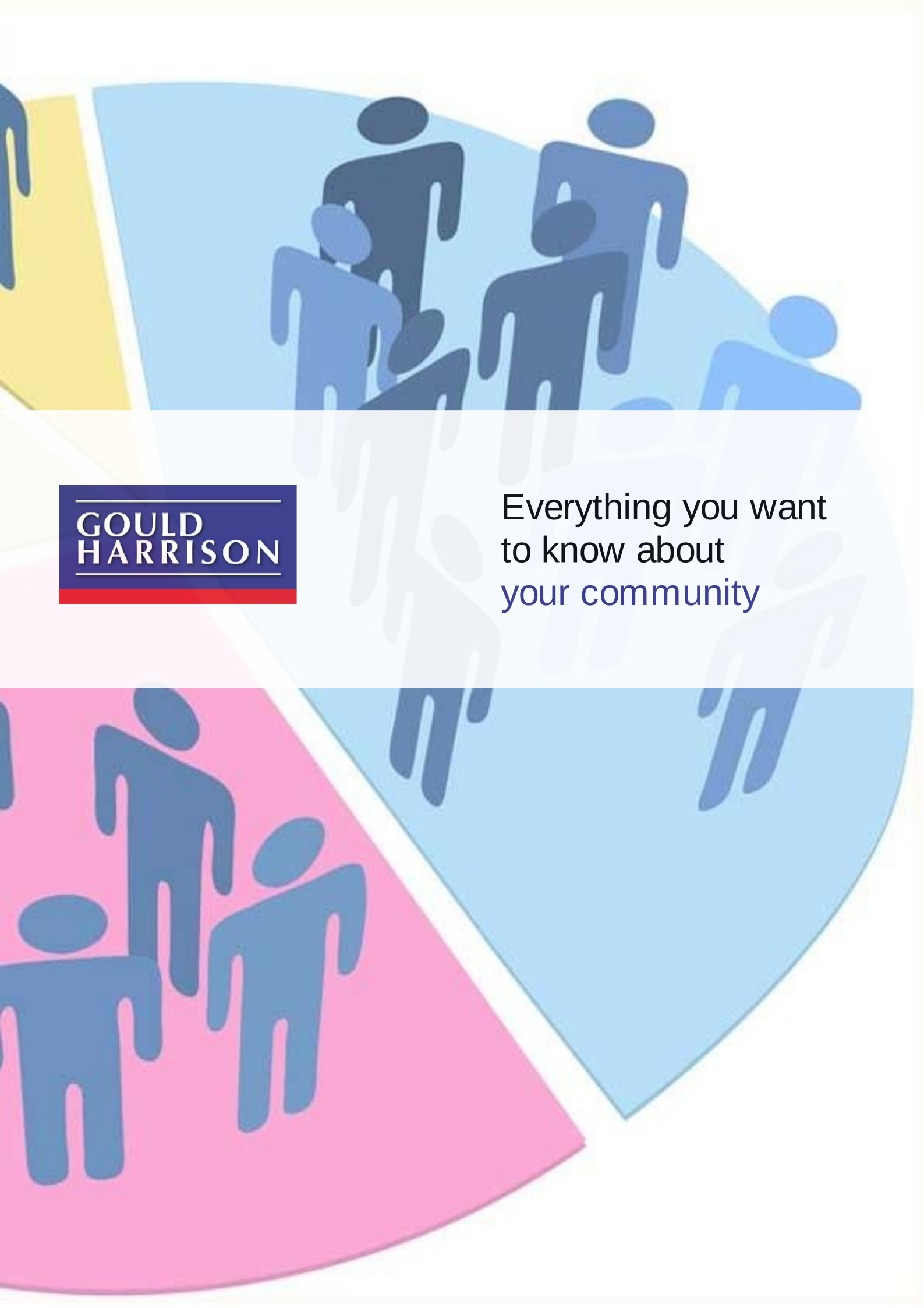
Disclaimer: The information represented in this section has been sourced from data.police.uk.



Gould Harrison 1 Middle Row, High Street, Ashford, TN24 8SQ **01233 646411**

The logo for Gould Harrison, featuring the company name in white, uppercase letters on a dark blue rectangular background with a red horizontal bar at the bottom.

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A graphic composed of several overlapping, semi-circular segments in shades of blue, pink, and yellow. Each segment contains stylized human figures in various colors (dark blue, light blue, pink) representing a diverse community.

Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Kennett Lane** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area) and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the national average.

	Output Area	National
0-4	3.25% (14)	5.96% (2926238)
5-14	12.76% (55)	12.93% (6351576)
15-24	12.76% (55)	12.18% (5985323)
25-34	8.12% (35)	14.36% (7054271)
35-44	19.95% (86)	14.94% (7341900)
45-54	18.1% (78)	13.22% (6494262)
55-64	13.23% (57)	10.54% (5177261)
65-74	7.19% (31)	8.35% (4102841)
75-84	3.25% (14)	5.6% (2751135)
>85	1.39% (6)	1.94% (954024)

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	National
None	19.75% (64)	28.85% (10251674)
Level 1	15.12% (49)	16.63% (5909093)
Level 2	26.23% (85)	19.36% (6877530)
Level 3	6.79% (22)	8.34% (2962282)
Level 4 or 5	24.69% (80)	19.9% (7072052)
Unknown	7.41% (24)	6.92% (2459460)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	National
Employee part time	12.04% (39)	11.81% (4196041)
Employee full time	36.11% (117)	40.81% (14499241)
Self employed part time	4.01% (13)	1.95% (694033)
Self employed full time	12.96% (42)	6.36% (2260955)
Unemployed	2.78% (9)	3.35% (1188855)
Full time students	2.47% (8)	2.58% (917582)
Student	4.32% (14)	4.67% (1660564)
Retired	12.04% (39)	13.54% (4811595)
Looking after home family	5.56% (18)	6.52% (2316229)
Permanently sick/disabled	5.56% (18)	5.3% (1884901)
Other	2.16% (7)	3.1% (1102095)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

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