



Gibraltar Lane, Hawkinge, Folkestone







Terlingham Vale

Gibraltar Lane

Hawkinge, Folkestone

Kent, CT18 7AE

3 miles to Folkestone
16.5 miles to Canterbury

8 miles to Dover
25 miles to Ramsgate

Description

Ground Floor

- Entrance Hall
- Cloakroom
- Living Room
27'7 x 13'9
(8.41m x 4.19m)
- Kitchen/
Breakfast Room
20'8 x 15'5
(6.30m x 4.70m)
- Dining Room
13'3 x 12'2
(4.04m x 3.71m)
- Utility Room
11'10 x 10'0
(3.61m x 3.05m)

- Bedroom
13'9 x 12'7
(4.19m x 3.84m)
- En-suite Shower
Room
- Bedroom
13'9 x 12'3
(4.19m x 3.73m)

Annex Ground Floor

- Kitchen/Diner
19'11 x 10'10
(6.07m x 3.30m)

Annex First Floor

- Landing
- Bedroom
13'1 x 8'6
(3.99m x 2.59m)
- Bedroom
13'1 x 7'10
(3.99m x 2.39m)

External

- Front/Driveway
- Integral Double
Garage
19'11 x 19'9
(6.07m x 6.02m)
- Rear Garden

First Floor

- Landing
- Master Bedroom
13'5 x 12'11
(4.09m x 3.94m)
- Dressing Room
12'8 x 9'0
(3.86m x 2.74m)
- En-suite Bath
and Shower
Room





Property

'Terlingham Vale' is a stunning architect designed home built in 2014 in the style of a traditional Kent barn blending sympathetically to the countryside and surroundings. Occupying a fantastic plot with views across the countryside and out to France.

The oak frame construction beneath a Kent peg tile roof is finished to a very high standard with energy efficient features including Air Source Heat Pumps, underfloor heating on the ground floor and timber double glazed windows.

This exceptional home offers light and airy accommodation with a blend of character features and contemporary styling and living space, an ideal home for entertaining. The ground floor offers large open plan living well designed to capture the fantastic views and with bi-fold doors leading out to the front patio. The kitchen is superbly fitted with bespoke handmade units, stone floor, island unit and a large utility room that connects to the double garage. There are patio doors leading out to the side garden, designed for entertaining and dining al-fresco with private space for a hot tub to enjoy the views of the sea.

The first floor has a large master bedroom with en-suite bathroom and dressing room which could easily be turned back into bedroom four, there are a further two bedrooms and a contemporary family bathroom all leading from the galleried landing.

Externally there is a barn-style double garage with modern two bedroom annex which comprises of an open plan living space with modern fitted kitchen and underfloor heating plus two bedrooms and a bathroom on the first floor. In front there is a large driveway with space for numerous vehicles. The property sits on a picturesque private road with vineyard at the end.

N.B.

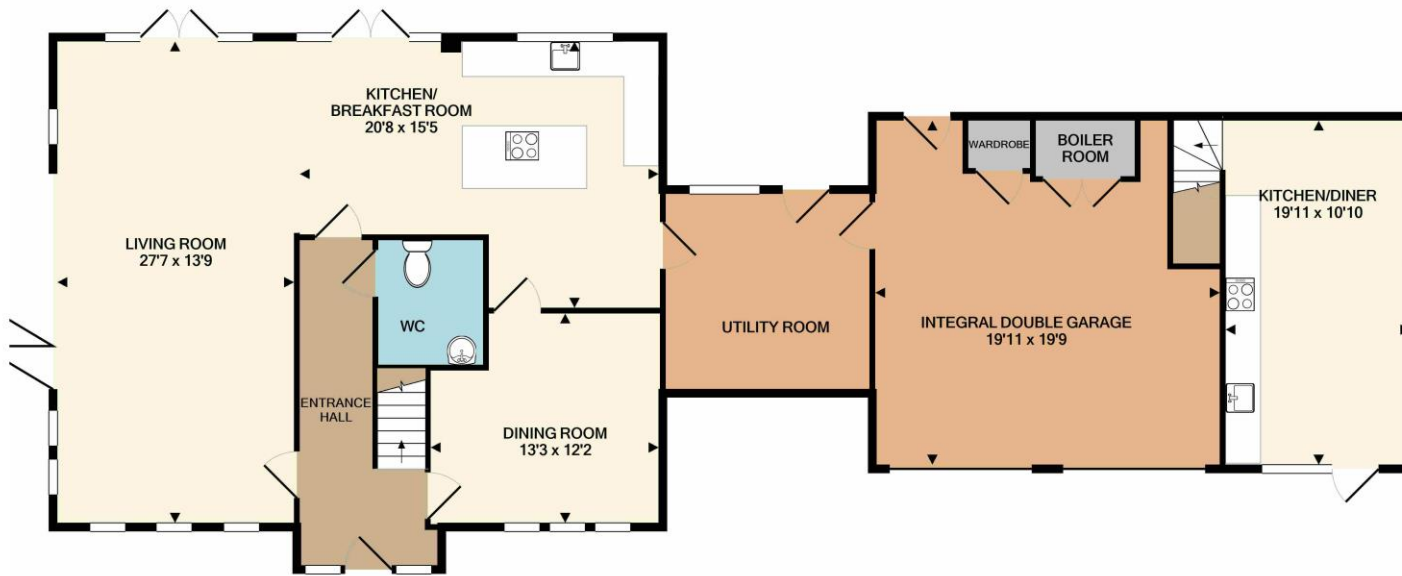
Services: Septic Tank. Electric, no gas.



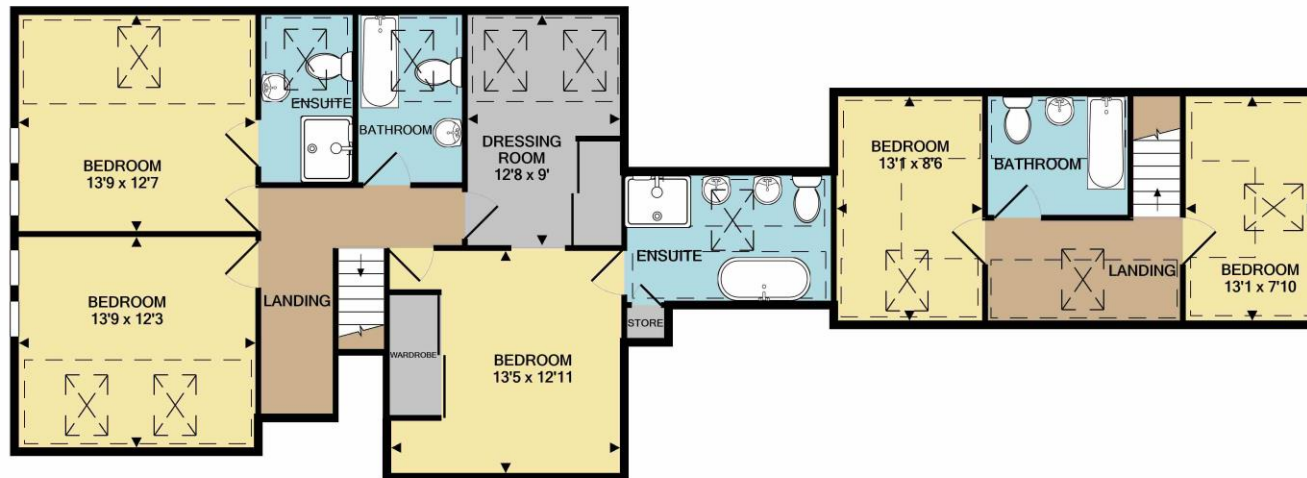
Location

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 16.5 miles from the Cathedral 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1712 SQ.FT.
(159.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1316 SQ.FT.
(122.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3028 SQ.FT. (281.3 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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Viewing

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Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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