



49 High Street, Hythe, Kent CT21 5AD



## 9 CHERRY GARDEN AVENUE, FOLKESTONE

**£825,000 Freehold**

A handsome 5 bedroom, 3 reception room Edwardian house in a sought after location within a short walk of Folkestone West Station. The property has been well maintained and enjoys spacious, accommodation with a wealth of original detail throughout. Large west facing garden, ample parking. EPC tbc.



# **9 Cherry Garden Avenue, Folkestone CT19 5LB**

**Reception Hall, Sitting Room, Dining Room, Study, Conservatory,  
Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Five Bedrooms, Two Bathrooms, Separate W.C.,  
Ample Parking, 150ft West Facing Garden To The Rear**

## **DESCRIPTION**

This imposing Edwardian house stands on a generous plot with its 150ft west facing garden backing directly onto playing fields over which views can be enjoyed from the upper floors. Behind the handsome red brick façade the spacious and versatile accommodation is arranged over three floors exuding charm and character throughout with a wealth of original details.

The grand entrance hall with magnificent staircase and a decorative cornice leads to three reception rooms of elegant proportions and with tall ceilings. The conservatory, which is approached via the sitting room, links the house delightfully with the garden. There is also a large and attractively fitted kitchen/breakfast room (leading to the utility room and cloakroom) on the ground floor. Over the first and second floors there are five generously sized bedrooms, two bathrooms, a separate W.C. and a walk-in storage cupboard.

Outside the property enjoys a generous driveway to the front providing parking for numerous vehicles. To the rear the west facing garden measures around 150ft in length. It has been thoughtfully planted for year round interest and provides a delightful environment in which to relax and entertain alfresco.

## **SITUATION**

Cherry Garden Avenue is a pleasant tree lined road, sought after due to its close proximity to Folkestone West Mainline Station (with high speed link to London, St Pancras, journey times of under an hour), both the Girls and Boys Grammar Schools and highly regarded primary schools including Sandgate and Morehall. The Turner School and The Academy are also within walking distance. The property is only about a mile and a half from Folkestone town centre and a relatively short, level walk from the picturesque Leas Promenade. From here access can be gained to the coastal path at the foot of The Leas which can be followed all the way to Folkestone Harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music. The vibrant village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants is a little further where the long stretches of shingle beach and sailing club can be found by meandering down one of the pretty lanes or alleyways from the high street. The Cinque Ports Town of Hythe with its bustling High street and Waitrose, is approximately 5 miles away to the west.

There is a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There are also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station which is just a few minutes walk away. The M20 motorway network and the Channel Tunnel Terminal at Cheriton are about 1 and 3 miles distant respectively.





The accommodation comprises:

### **ENTRANCE HALL**

Entered via the original panelled timber door with leaded and stained glass lights, staircase to 1st floor with polished timber, moulded hand rail, block and turned banister rails and terminating in a coordinating newel post with acorn finial, deep moulded cornice, plate rail, access to understairs storage cupboard, radiator, doors to:

### **SITTING ROOM**

Painted brick fireplace surround with provision for an open fire above a tiled hearth, picture rail, deep moulded cornice, decorative ceiling rose, pair of wall light points, double glazed sash window to side, double glazed casement doors with double glazed fan light above opening to and looking through the conservatory to the garden beyond, radiator.

### **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, double glazed windows to two sides, pair of double glazed casement doors opening to and overlooking the rear garden, built-in bench seat with storage.

### **DINING ROOM**

Attractive polished timber fireplace surround with cast-iron and tiled insert with provision for an open fire above a stone hearth, dado rail, wall light points, picture rail, deep moulded cornice, decorative ceiling rose, bay with double glazed sash windows to front, radiator.

### **STUDY**

Deep moulded cornice, double glazed sash window to front, radiator.

### **KITCHEN/BREAKFAST ROOM**

A generous space arranged in two sections united by timber effect Amtico flooring throughout.

### **BREAKFAST AREA**

Former fireplace recess housing floor standing Ideal Mexico II gas fired boiler, pair of double glaze sash windows side, radiator concealed by decorative cover, peninsula unit incorporating cupboards, drawers and bookshelves with square edged quartz worktop defining the division between the breakfast area and the:

### **KITCHEN AREA**

Range of base cupboard and drawer units incorporating recess and plumbing for dishwasher, square edged quartz worktops inset with four burner gas hob and one and a half bowl stainless steel sink and drainer unit with mixer tap, range of coordinating wall cupboards incorporating extractor hood above the hob, integrated eyelevel double oven/grill, pull out shelved larder cupboard, recessed lighting, double glazed window to side, glazed door to:

### **UTILITY ROOM**

Space and provision for freestanding American style fridge/freezer, space and plumbing for washing machine, double glazed window and door opening to and overlooking the rear garden, door to:

### **CLOAKROOM**

Low level WC, obscured double glazed windows to side and rear.

### **FIRST FLOOR LANDING**

Staircase continuing second floor, original leaded and stained glass window to side above the stairwell, access to deep shelved linen cupboard housing factory lagged hot water cylinder, doors to:

### **BEDROOM**

Attractive painted cast-iron fireplace surround with decorative tiled inserts, deep moulded cornice, pair of sash windows to rear overlooking the garden and with views to the playing fields beyond, radiator.





### **BEDROOM**

Attractive painted cast-iron fireplace surround with decorative tiled inserts, fitted wardrobe cupboards, bay with double glazed sash windows to front, deep moulded cornice, radiator.

### **BEDROOM**

Door to shelved storage cupboard, double glazed sash window to front, radiator.

### **BATHROOM**

Freestanding slipper ended bath with wall mounted mixer tap with handheld and rain-head shower, wash basin set onto a worktop with vanity cupboards below, wall light point, shaver point, tiled walls, recessed lighting, extractor fan, obscured double glazed sash window to side, wall mounted heated ladder towel rail.

### **SEPARATE WC**

Low level WC, wash basin, wall tiled to half height, obscured double glazed sash window to side.

### **SECOND FLOOR LANDING**

Double glazed sash window above stairwell to side, access to loft space via hatch fitted with a loft ladder, doors to walk-in eaves storage cupboard housing water cylinder and:

### **BEDROOM**

Tiled fireplace surround, dormer with pair of double glazed sash windows to rear overlooking the garden and enjoying views over the playing fields to the downs in the distance, radiator.

### **BEDROOM**

Attractive painted cast-iron fireplace surround, pair of double glazed sash windows to front, radiator.

### **BATHROOM**

Panelled bath within a tiled surround fitted with mixer tap and handheld shower, tiled

shower enclosure with thermostatically controlled shower, low level WC, pedestal wash basin, attractive painted cast-iron fireplace surround, dormer with part obscured double glazed sash window to front, radiator, extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick built wall and is predominantly block paved providing off road parking on the driveway for a number of vehicles, this continues to the side of the house and is in part set beneath a carport beyond which double gates open to the rear garden. A magnificent mature wisteria festoons the front elevation of the property.

#### **REAR GARDEN**

Directly to the rear of the property is a generous block paved terrace extending to the remainder of the garden which is well enclosed by a combination of walls and timber panelled fencing. The garden is extensively lawned and edged by borders planted with a variety of shrubs, herbaceous and other plants including roses, skimmia, hibiscus, ferns, foxgloves and ornamental grasses. To the far end of the garden is a timber framed shed beyond which are a number of fruit trees, vegetable garden, further paved patio area and an additional shed.

#### **EPC Rating Band tbc**

#### **COUNCIL TAX**

Band G approx. £3902.72 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





















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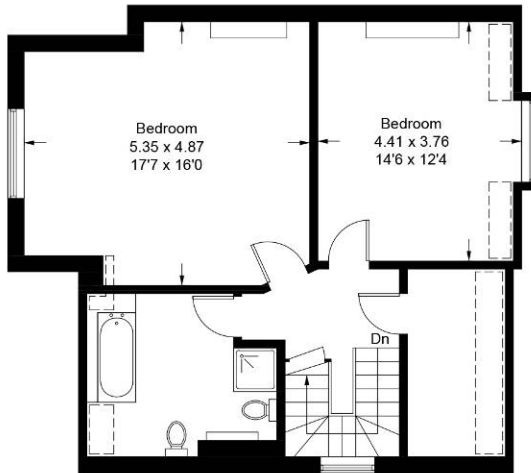
# Cherry Garden Avenue, Folkestone, CT19

Ground Floor = 111.2 sq m / 1197 sq ft

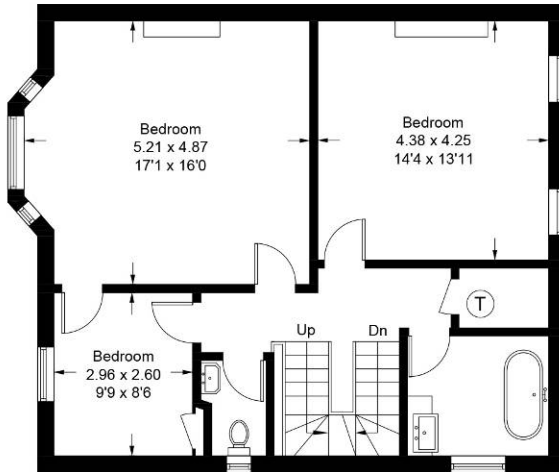
First Floor = 74.0 sq m / 796 sq ft

Second Floor = 66.2 sq m / 712 sq ft


Total = 251.4 sq m / 2706 sq ft

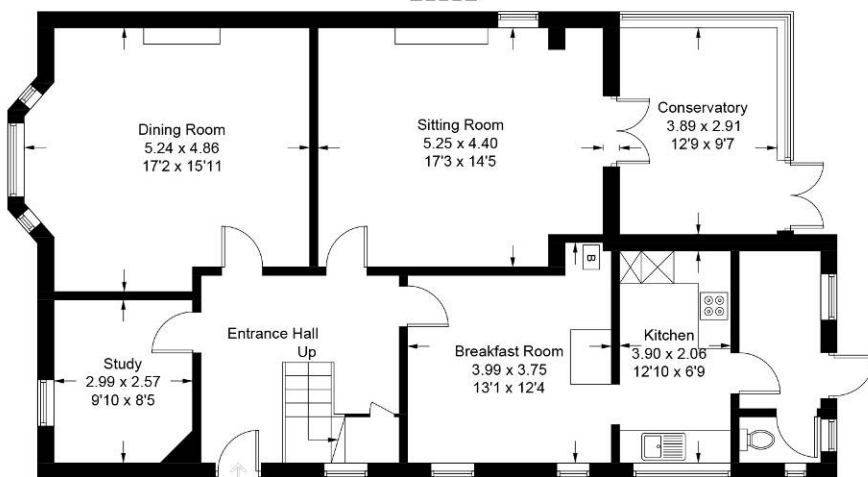


Second Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

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