



49 High Street, Hythe, Kent CT21 5AD



## 2 MEADOW CLOSE, HAWKINGE

**£635,000 Freehold**  
**No Onward Chain**

A handsome detached executive home occupying a generous corner plot on a sought after cul-de-sac. The well presented accommodation comprises three reception rooms, a conservatory, kitchen/breakfast room, utility room, five bedrooms (one en-suite). Double garage, parking, gardens to three sides. EPC D



## **2 Meadow Close, Hawkinge CT18 7PS**

**Entrance Hall, Sitting Room, Dining Room, Conservatory, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom,  
Five Bedrooms, the principal bedroom with En-Suite Bathroom  
and a Family Bathroom  
Detached Double Garage, Ample Parking, Gardens to Front, Side and Rear**

### **DESCRIPTION**

Well situated on a sought after cul-de-sac, a handsome double fronted executive home occupying a generous corner plot. Built by the highly regarded developers, Pentland Homes, to a design known as The Tenterden, this well maintained detached property provides accommodation which is free flowing and is of particularly comfortable proportions, circa 2200 sq ft.

The accommodation comprises a welcoming entrance hall leading to a generous sitting room from where double doors open to the dining room. Beyond the dining room is a large conservatory uniting the house with the garden. The dining room also leads to the kitchen which has an adjoining utility room and a door returning to the hallway. There is also a study and cloakroom. On the first floor there are five bedrooms, four doubles and a comfortable single, the principal bedroom with en-suite bathroom, and a family bathroom.

The house enjoys a generous frontage with ample parking on the block paved driveway which leads to the detached double garage. To the rear the garden is delightfully secluded and wraps around the rear and side of the house.

### **SITUATION**

Meadow Close is a pretty cul-de-sac situated off Webster Way which is accessed from Canterbury Road in the popular and convenient village location of Hawkinge. The village of Hawkinge boasts a large variety of amenities including Tesco Express, Lidl's, doctors, dentists and pharmacy, 2 primary schools and Post Office. There is an active Community Centre and Village Hall together with various public houses (including the Cat and Custard Pot Public House at nearby Paddlesworth), take-aways and several riding establishments.

A bus service runs to both the coastal port of Folkestone to the south and, to the north via the A2, the Cathedral City of Canterbury. Both offer excellent shopping, recreational and educational facilities, as well as main line train services to London (high speed link from Folkestone to London St Pancras via Ashford in under an hour). The Channel Tunnel terminal at Cheriton is accessible as is the M20 motorway.

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a timber effect UPVC and obscured double glazed door with obscured double glazed window to side, Karndean wood effect flooring, staircase to 1st floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, coved ceiling, decorative ceiling roses, radiator, access to deep under stairs storage cupboard, doors to:

### **SITTING ROOM**

Attractive brick built fireplace surround with coal effect gas fire on a herringbone paved brick hearth, coved ceiling, pair of wall light points, two decorative ceiling roses, double glazed window to front, radiator, glazed double doors to:

### **DINING ROOM**

Coved ceiling, decorative ceiling rose, double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, radiator, glazed door to:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, roll top granite effect worktops inset with four burner Neff halogen hob and one and a half bowl sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards incorporating wine rack and extractor hood above the hob, integrated fridge and freezer, integrated eye level double oven/grill, coved ceiling, recessed lighting, double glazed window to rear overlooking the garden, radiator, door returning to entrance hall, door to:

### **UTILITY ROOM**

Range of base cupboards with recesses and provision for washing machine and tumble dryer, roll top granite effect worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, wall mounted gas fired

boiler, tiled floor, coved ceiling, extractor fan, UPVC and obscured double glazed door to side, radiator.

### **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and beneath a pitched polycarbonate roof, tiled floor, windows to all sides and two sets of double glazed casement doors opening to the garden.

### **STUDY**

Coved ceiling, double glazed window to front, radiator.

### **CLOAKROOM**

Low-level WC, wall hung wash basin, tiled walls with mirror inset, coved ceiling, extractor fan, obscured double glazed window to side, radiator.

### **FIRST FLOOR LANDING**

Access to deep heated linen cupboard housing factory lagged hot water cylinder, hatch giving access to loft space with loft ladder, coved ceiling, doors to:

### **PRINCIPAL BEDROOM**

Built-in wardrobe cupboard, fitted wardrobe cupboards with coordinating bedside cabinets, coved ceiling, double glazed window to rear overlooking the garden, radiator, door to:

### **EN-SUITE BATHROOM**

Panelled bath with shower above, low-level WC, pedestal wash basin, tiled walls, coved ceiling, extractor fan, obscured double glazed window to side, radiator.

### **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, coved ceiling, double glazed window to front, radiator.





## **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, fitted dressing table and desk unit with flights of drawers and cupboards to either side, shelving above, coved ceiling, double glazed window to rear overlooking the garden, radiator.

## **BEDROOM**

Built-in wardrobe cupboard, coved ceiling, double glazed window to front, radiator.

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Built-in wardrobe cupboard, coved ceiling, double glazed window to front, radiator.

## **BATHROOM**

Panelled bath, tiled shower enclosure with Aqualisa shower, low-level WC, pedestal wash basin, tiled walls with mirror inset, coved ceiling, extractor fan, obscured double glazed window to side, radiator.

## **OUTSIDE**

### **FRONT GARDEN**

To the front of the house the garden is set behind a mature evergreen hedge with a generous block paved driveway providing access to the detached double garage and ample off-road parking. From here a block paved pathway leads to the open porch and front door with the remainder of the garden being laid to lawn, side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing with a generous paved terrace incorporating a central water feature beyond which the garden is laid extensively to lawn with borders planted with a variety of mature shrubs. From the terrace a paved pathway encompasses the conservatory and continues to the opposite side of the property.

### **DETACHED DOUBLE GARAGE**

Of brick built construction beneath a pitched and tiled roof, electronically operated up and

over door to front, personal door and window to side, power and light.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band G approx. £3905.15 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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





# Meadow Close, Hawkinge, CT18

Approximate Gross Internal Area = 204.6 sq m / 2202 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170364)