



49 High Street, Hythe, Kent CT21 5AD



**17 CHERRY GARDEN AVENUE,
FOLKESTONE**

£895,000 Freehold

A wonderful period gem of a property, much improved by the current owners and within a short walk of Folkestone West Station. The house exudes charm and character throughout it s 4 reception rooms, 5 bedrooms (1 en-suite) and stunning bathroom. Beautiful, secluded west facing garden, garage, parking. EPC D



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17 Cherry Garden Avenue, Folkestone CT19 5LD

**Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Snug,
Kitchen, Utility Room, Garden Room, Cloakroom,
Five Bedrooms (one En-Suite), Bathroom, Separate W.C.,
Garage, Parking, Gardens to Front and Rear**

DESCRIPTION

This handsome double fronted Edwardian house has been extensively improved for the current owners. The property is a true gem offering a wealth of original features throughout the beautifully presented accommodation which exudes charm and character.

The accommodation, which is of particularly elegant proportions totalling circa 2857 sq ft, comprises a beautiful entrance hall which is open plan to the snug with its cosy open fire and leads to the sitting room and dining room, also with an open fire and leading to the original sun room. The well equipped kitchen leads to a useful utility room and pantry beyond which is the garden room. A cloakroom with original sanitary ware completes the ground floor. The beautiful split-level landing leads to five bedrooms, all of a generous size, the principal bedroom with en-suite bathroom. There is a wonderfully luxurious bathroom equipped with a traditional suite together with a separate W.C.

The house benefits from wonderful mature gardens, the front garden incorporating a driveway leading to the garage and the rear garden, which exceeds 160 ft in length, enjoys a westerly aspect and provides a delightfully secluded 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 are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket, squash and bowls clubs. There is also a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre and spa. 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 VESTIBULE

Entered via a pair of glazed doors with glazed fan light above, encaustic tiled floor, original timber panelled door with leaded and stained glass panel and glazed fan light above opening to:

ENTRANCE HALL

A generous space with staircase to first floor with polished timber moulded handrail, square-shaped banister rails and terminating in a block-and-turned newel post with original panelling beneath, the space divided by a central archway with decorative corbel supports, deep moulded cornice, timber-panelled, leaded and stained glass door opening to the sun room to the rear, column radiator, doors to sitting room, dining room, kitchen and open plan to:

SNUG

Attractive cast iron fireplace surround with provision for an open fire above a tiled hearth, deep moulded cornice, bay with double glazed sash windows to front overlooking the garden, contemporary column radiator.

SITTING ROOM

Polished timber floorboards, tiled fireplace recess set beneath a timber bressummer beam with provision for wall-mounted TV above, decorative frieze beneath a deep moulded cornice, bay with double-glazed sash windows to front overlooking the garden, column radiator.

DINING ROOM

Polished timber floorboards, attractive polished timber fireplace surround encompassing a cast iron and tiled insert with provision for an open fire above a tiled hearth, deep moulded cornice, central panelled and glazed door with sash windows to either side opening to and looking through the sun room to the garden beyond, radiator.

SUN ROOM

Of timber-framed and glazed construction beneath a glazed roof with windows to three sides and pair of casement doors opening to the garden with encaustic tiled floor.

CLOAKROOM

Low level WC with high level cistern, wall hung, George Wright Limited ceramic basin, tiled splashback, encaustic tiled floor, sash window to side, column radiator.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary finish incorporating integrated dishwasher, pull out bin drawer and deep pan drawers with square edged quartz work tops, undermounted with deep ceramic butlers sink with grooved drainers to either side and Quooker instant hot water tap, tiled splashbacks, original fireplace recess currently housing Smeg freestanding range with induction hob and electric ovens (available by separate negotiation) with extractor hood above, bespoke woodblock wall shelving, pair of double glazed sash windows to side, polished timber floorboards, column radiator with bench seat above, door to:

UTILITY ROOM

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine with square edged woodblock work surfaces inset with stainless steel sink and drainer with mixer tap, wall shelving, polished timber floorboards, two double glazed sash windows to side, timber effect composite and obscured double glazed door to side, contemporary column radiator, doors to garden room and

PANTRY

Equipped with wall shelving, tiled floor, obscured double glazed sash window to side.



GARDEN ROOM

Polished timber floorboards, fireplace recess housing wood burning stove over a tiled hearth, timber framed and double glazed door opening to and overlooking the rear garden with timber framed and double glazed windows to either side, obscured double glazed window to side, sash window overlooking the garden.

SPLIT LEVEL LANDING

Access to loft space

leaded and stained glass sash window to rear deep moulded cornice, radiator, doors to:

BEDROOM

Polished timber floorboards, range of built-in wardrobe cupboards, deep moulded cornice, pair of double glazed sash windows to rear overlooking the garden and enjoying a pleasant open aspect beyond, radiator, door to:

BATHROOM

Panelled bath with mixer tap and handheld shower, low level WC, pedestal wash basin and localised tiling, pair of wall light points, recessed lighting, polished timber floorboards, obscured double glazed window to side, wall mounted heated ladder rack towel rail.

BEDROOM

Polished timber floorboards, attractive painted fireplace surround encompassing a cast iron and tiled insert, coved ceiling, pedestal washbasin with tiled splashback, pair of double glazed sash windows to side, radiator.

BEDROOM

Polished timber floorboards, built-in wardrobe cupboards, deep moulded cornice, bay with double glazed sash windows to front, radiator.

BEDROOM

Attractive painted fireplace surround with cast iron and tiled insert, pedestal washbasin with tiled splashback, deep moulded cornice, pair of double glazed sash windows and

timber panelled and glazed door to front opening to a shallow balcony, radiator.

BEDROOM

Polished timber floorboards, attractive painted cast iron fireplace surround, coved ceiling, shallow bay with double glazed sash windows overlooking the rear garden and fitted with folding plantation style shutters, radiator.

BATHROOM

A generous space fitted with a traditional suite comprising freestanding cast-iron roll-top bath raised on claw and ball feet and fitted with freestanding mixer tap and handheld shower, washbasin with mixer tap raised on a polished brass stand and flanked by a pair of wall-light points, The Venerable Thomas Crapper & Company low-level WC, twin-sized walk-in shower enclosure finished in oversized marble effect ceramic tiles, Drummond's monsoon shower, separate handheld shower attachment and polished brass heated towel rail, limestone tiled floor, extractor fan, pair of obscured double glazed windows to side, contemporary column radiator.

SEPARATE WC

Low level WC, with concealed cistern, obscured double glazed window to side.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall backed by mature hedging with a central encaustic tiled pathway leading to the main entrance. To the side of the garden is a driveway providing off-road parking and access to the garage. To either side of the pathway and across the front of the house there are borders well stocked with a variety of shrubs, herbaceous and other plants including lavender, euphorbia, fuchsia, hellebores, holly and a mature wisteria festooning the front elevation of the property. Side access can be going to the:



REAR GARDEN

The garden to the rear of the property enjoys a westerly aspect with a generous paved terrace directly to the rear of the house backed by a deep border planted with a variety of shrubs including pittosporum, japonica, fatsia, hebe and a host of others. The remainder of the garden is laid extensively to lawn in two sections, the first section edged by borders planted in a similar fashion together with various specimen trees including silver birches and a laburnum. There is also a timber-framed garden shed. The second section of the garden is also laid to lawn incorporating four square raised beds and borders stocked with a variety of shrubs and specimen trees including buddleia, acer, olive and a variety of fruit trees.

EPC Rating Band D

COUNCIL TAX

Band G approx. £4,257.53 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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

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Cherry Garden Avenue, Folkestone, CT19

Approximate Gross Internal Area = 285.4 sq m / 2857 sq ft



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