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The Villages

The Ryarsh At Poppy Fields Coningsby Road Hawkinge

#TheGardenOfEngland













The Ryarsh At Poppy Fields

Coningsby Road
Hawkinge, Kent CT18 7UQ

"Pentland Homes has built an enviable reputation for quality, design and craftsmanship across Kent". Greg Wood, Director

The Ryarsh is a four-bedroom detached family home, designed for comfort and versatility.

The ground floor offers two spacious reception rooms, a modern kitchen with a separate utility room, a downstairs WC, and underfloor heating throughout. Both the kitchen and lounge feature double French doors that open onto a private garden and patio, creating a bright and airy living space.

Upstairs, the main bedroom includes a walk-in wardrobe and ensuite, accompanied by three additional double bedrooms and a family bathroom.

This home also comes with a car barn, a private driveway, an EV charging point and solar panels for sustainable living.

Features

- Contemporary shaker-style ROK kitchen with~ laminate worktops, integrated Bosch/Beko appliances, LVT flooring and a choice of upgrades including stone worktops and brass finishes.
- Integrated appliances include Bosch induction hob and oven(s), Beko fridge/freezer, dishwasher and, where applicable, an integrated washer dryer.
- Matching utility room (where provided) feature coordinating cabinetry and worktops, LVT flooring, and space/plumbing for a washing machine and tumble dryer.
- Stylish bathrooms, en suites and cloakrooms are fitted with Roca sanitaryware, Methven brassware, Porcelanosa wall tiles, heated towel rails and LVT tiled flooring.
- Contemporary décor throughout with white painted walls, ceilings and internal woodwork, complemented by modern chrome ironmongery and quality joinery.
- Energy-efficient heating system including an Ideal boiler, Honeywell smart thermostat, underfloor heating to the ground floor and radiators to the first floor.
- Electrical specification includes LED downlights to bathrooms and WCs, USB charging sockets, TV/media point to the lounge, smoke, heat and carbon monoxide alarms, plus Smart TV/Wi-Fi compatibility.
- Flooring is included to kitchens, utility rooms, bathrooms and en suites, with upgrade options available for living areas, bedrooms and hallways.













- Attractive external specification including landscaped rear gardens with turf, sandstone patio, outside tap and power socket, EV charging point, solar panels and a bespoke Pentland Homes slate house plaque.
- Peace of mind provided with a 10-year Premier structural warranty and a 2-year Pentland Homes customer care warranty.

Location

Discover 3, 4, and 5-bedroom homes in the Kent Downs Area of Outstanding Natural Beauty. Poppy Fields blends premium build quality and high specification, including underfloor heating, solar panels, integrated appliances, and fully turfed gardens.

Ideal for families, these homes are near top-rated schools and essential local amenities like pubs, cafes, and shops. With the M20 and High-Speed Rail close by, London and regional towns are easily accessible. Enjoy nearby country walks, vineyard visits, and Folkestone's vibrant Harbour Arm just 10 minutes away.

Directions

SatNav - Postcode: CT18 7UQ

Alternatively, please use the What Three Words website for pin point accuracy.

https://w3w.co/anchors.looms.deployed

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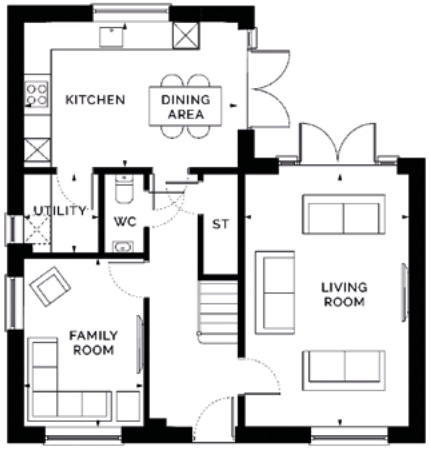




THE RYARSH

4 BEDROOM DETACHED HOUSE

1570 SQ FT | 145.94 SQ M



GROUND FLOOR

KITCHEN / DINING AREA
5.08m x 3.45m / 16'8" x 11'3"

FAMILY ROOM
2.85m x 3.99m / 9'4" x 13'1"

LIVING ROOM
3.90m x 5.98m / 12'9" x 19'7"

UTILITY ROOM
1.79m x 1.87m / 5'10" x 6'1"



FIRST FLOOR

BEDROOM 1
5.08m x 3.48m / 16'8" x 11'5"

BEDROOM 2
2.97m x 3.97m / 9'9" x 13'0"

BEDROOM 3
2.84m x 3.05m / 9'4" x 10'0"

BEDROOM 4
2.84m x 2.81m / 9'4" x 9'2"

TOTAL STORAGE
36 SQ FT / 3.40 SQ M*

KEY ◄ DIMENSIONS ST STORAGE WS WARDROBE SPACE W WARDROBE

*Total storage includes pantry space and excludes built-in wardrobes and dressing areas.

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale.

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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