

hobbs parker

The Villages

The Thurnham At Poppy Fields Coningsby Road Hawkinge

#TheGardenOfEngland







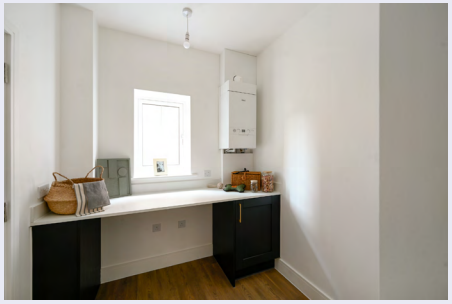
The Thurnham At Poppy Fields

Coningsby Road
Hawkinge, Kent CT18 7UQ

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

A beautifully crafted four-bedroom detached home, built by the renowned Pentland Homes and forming part of the highly regarded Poppy Fields development in Hawkinge.







Finished to a high standard throughout, this impressive home combines contemporary style with generous, thoughtfully designed accommodation, creating a superb setting for modern family living.

The spacious entrance hall leads into a particularly impressive lounge, providing an ideal space for both relaxed family life and entertaining. At the heart of the home is a superb kitchen/breakfast room, designed as the main hub of everyday living, complemented by a separate dining room offering a more formal space for entertaining and family occasions. A useful utility room and ground floor cloakroom add further practicality.

Upstairs, there are four well-proportioned bedrooms, including an impressive principal suite with a walk-in dressing area and luxurious en suite bathroom. A stylish family bathroom serves the remaining bedrooms.

Outside, the property enjoys a generous rear garden, offering excellent space for children, outdoor dining and entertaining. Off-road parking and a garage provide secure and convenient vehicle storage.

The home also benefits from integrated inset solar panels, providing improved energy efficiency while being sympathetically incorporated into the property's design.

Offered with no onward chain, this exceptional home is ready to move into and represents a rare opportunity to acquire a high-quality, contemporary family home in one of Hawkinge's most sought-after new-build developments.









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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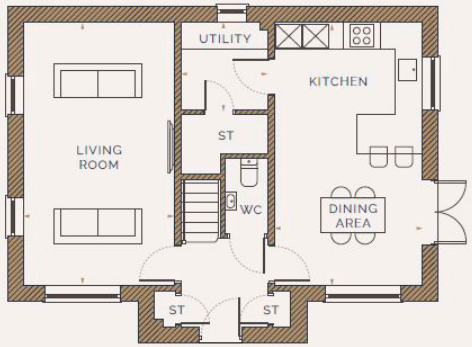




THE THURNHAM

4 BEDROOM DETACHED HOUSE

1376 SQ FT | 127.84 SQ M



GROUND FLOOR

KITCHEN / DINING AREA
3.54m x 6.32m / 11'7" x 20'8"

LIVING ROOM
3.63m x 6.32m / 11'11" x 20'8"

UTILITY ROOM
2.10m x 2.09m / 6'10" x 6'10"



FIRST FLOOR

BEDROOM 1
3.60m x 3.54m / 11'9" x 11'7"

BEDROOM 2
3.67m x 3.31 / 12'0" x 10'10"

BEDROOM 3
3.60m x 2.66m / 11'9" x 8'8"

BEDROOM 4
2.61m x 2.89m / 8'6" x 9'6"

TOTAL STORAGE
47 SQ FT / 4.40 SQ M*









Important Notice

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.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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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.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.