

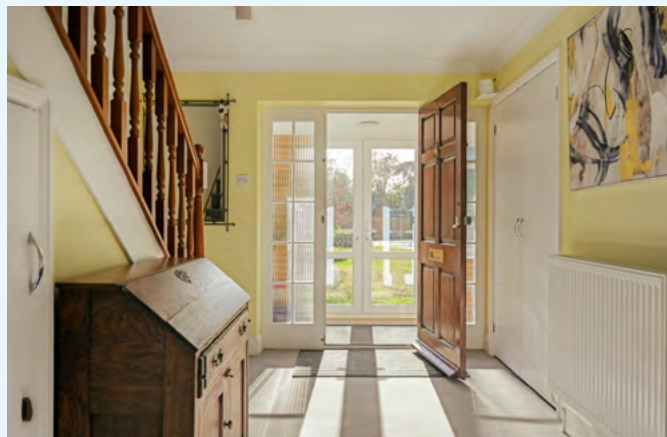
hobbs
parker

Coastal



17 Pelham Gardens Folkestone

HOMES WITH ADDED VITAMIN SEA



Coastal

HOMES WITH ADDED VITAMIN SEA

17 Pelham Gardens

Folkestone CT20 2LF

Tucked discreetly away, this exceptional five-bedroom detached property occupies a generous plot approaching half an acre, enviably positioned on one of Folkestone's most prestigious and sought-after roads, within easy walking distance of Folkestone West railway station, offering fast rail links to London.

Valuers Comment

"The West End of Folkestone has become very popular with London buyers and the two nearby train stations have played an important role in this".

Accommodation

- Enclosed porch • Entrance Hall • Cloakroom
- Sitting Room • Kitchen/Dining Room • Utility Room
- Family Room • Study/Bed 5 • Conservatory
- Landing • Four Bedrooms • En-suite to main bedroom
- Family Bathroom

Outside

- Driveway • Integral double garage
- Generous, well-established gardens
- Vegetable garden and Fruit Orchard
- Large workshop • Potting Shed with solar power
- Sun patio area



Communication

Hythe 4 miles

Ashford 16 miles

Dover 8 miles

Situation

Pelham Gardens is a particularly desirable address within Folkestone's sought-after 'West End'. It is a short, level walk, from Folkestone West Station and Folkestone Central from where High Speed trains travel to London St Pancras with a journey time of approx. 50 mins.

The M20, the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc.

There are a number of outstanding schools in the vicinity, including boys' and girls' grammar schools.

A wide range of sporting clubs can also be found in the area.

The Cinque Ports Town of Hythe, approximately 4 miles distant, also provides a wide range of amenities with various independent shops and restaurants.





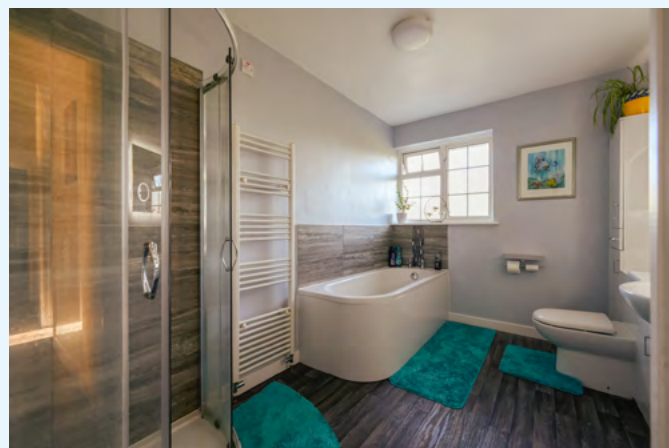
It is also within 10 minutes' walk to Sandgate Primary School and 15 minutes' walk to the cafes and bars on Sandgate High Street. Further cafes, bars and shops are 15 minutes' walk in the other direction, where there is also a small Tesco store. Continuing on for another 10 minutes, you will reach the heart of Folkestone's creative quarter"

Description

A substantial five-bedroom detached family home, enviably positioned on one of Folkestone's most prestigious and sought-after roads, close to The Leas Promenade and within easy walking distance of Folkestone West railway station, offering high-speed rail connections to London.

Discreetly set well back from the road and screened from view, the property occupies a generous plot approaching half an acre, with beautifully established, mature gardens, providing an exceptional degree of privacy and seclusion. A long private driveway leads to the house, offering ample off-road parking and a double garage.

The landscaped wraparound gardens provide a wonderful setting for outdoor living, with a sun terrace, fruit orchard, established vegetable garden, pond and a solar-powered potting shed. A substantial workshop adds further practical versatility, making the grounds particularly appealing to keen gardeners, hobbyists and those seeking space to enjoy a more self-sufficient lifestyle.



Internally, the property offers spacious and flexible accommodation, ideally suited to family life, entertaining and a variety of changing needs.

An enclosed porch opens into the entrance hallway, leading to a spacious sitting room featuring an electric feature fireplace and patio doors opening on to the sun terrace and rear garden. The modern fitted kitchen incorporates an open-plan dining area, creating a sociable space for everyday living and entertaining.

Further ground-floor accommodation includes a utility room, a study which could alternatively serve as a fifth bedroom, and an additional reception room currently arranged as a gym and games room, opening into a conservatory. Planning permission has been granted to convert this area into a self-contained one-bedroom annexe, offering exciting potential for multi-generational living, independent guest accommodation or flexible additional living space.

To the first floor, a central landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Combining an enviable location, generous grounds, excellent privacy and considerable scope to adapt the accommodation to individual requirements, this is a distinctive family home offering both space and versatility in one of Folkestone's most desirable settings.

An internal viewing is highly recommended to fully appreciate the location, accommodation and exceptional potential this property has to offer.

Useful Information

- Tenure - Freehold • Council tax - Band G
- Heating System - Air Source Heat Pumps
- Drainage - Mains • Water - Mains
- Solar Panels - 22 solar panels providing efficient, energy-saving power to heat the home and also provide an income
- Flood Risk - Very low • Broadband & Satellite - Available

Directions

Sat Nav - CT20 2LF

VI0878



17 Pelham Gardens, Folkestone



Approximate Gross Internal Area = 277.5 sq m / 2987 sq ft
Outbuildings = 36.2 sq m / 390 sq ft
Total = 313.7 sq m / 3377 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1342097)
www.bardenvisuals.co.uk



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.

Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

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.