



Leasehold



13 Hornbeam Way, Terlingham Gardens, Hawkinge CT18 7SZ

- Impressive Semi-Detached Chalet Bungalow
- Built In 2017 By Renowned Builders Pentland Homes
- High Specification Finish Throughout
- Three Double Bedrooms - Two Luxury Bathrooms
- Stunning Open Plan Living Space
- Stylish & Contemporary Kitchen/Breakfast Room
- Driveway Parking, Carport & Rear Garden
- In An Exclusive Gated Community For Over 55's

SITUATION:

Terlingham Gardens is a wonderful gated community, exclusively for the over 55's. It offers beautifully planted and fully maintained walks and promenades, dotted with covered seating areas and pleasant communal space. There is a vibrant social scene for those interested with guided walks around the local area, meals out, organised excursions to shows and the continent, Petanque competitions in the summer months and even a beer making group.

Beyond the gates of Terlingham Garden, you have numerous amenities immediately on your doorstep, such as a supermarket and The Mayfly public house. The stunning surrounding countryside offers numerous footpaths for walking and biking, while the village itself boasts a large variety of essential amenities to include Tesco Express, Lidl superstore, two pharmacies, doctors, dental surgery, two Primary Schools, Post Office, some of which are right on your door step.

Leisure and socialising activities within the village include a community centre, village hall, the Mayfly Restaurant, the White Horse Public House, Cat and Custard Pot Public House, an Indian and a Chinese take away restaurant.

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.

Folkestone offers a high speed rail service which reaches London St Pancras in approximately 52 minutes and the Channel Tunnel terminal at Cheriton and the M20 motorway are also within a short driving distance of the property. The nearby thriving market town of Ashford also provides excellent shopping and recreational facilities, including the McArthur Glen Designer Outlet, Cineworld, Bannatyne Gym and Curious Brewery.



DESCRIPTION:

Set in a beautiful, gated community for the over 55's, this exceptionally spacious three bedroom semi-detached bungalow was built by the renowned Pentland Homes in 2017. The high specification finish includes independently controlled underfloor heating throughout, contemporary kitchen and bathrooms, fantastic open plan living space and fibre optic internet connection.

With tasks like gardening, window cleaning and bin collection all taken care of, Hurricane Way is a superb base to explore the surrounding area or just enjoy the many activities and attractive grounds of the Terlingham Gardens community. A UPVC front door opens into a wide and high-vaulted entrance hallway. Easy to maintain, the attractive ceramic, grey marble effect floor tiles of the hallway feature throughout the living space and bathrooms, giving versatility and warmth with the underfloor heating. Leading to the spectacular open plan living space to the rear of the property,



the hallway also gives access to two plushly carpeted double bedrooms, one with it's own well appointed En-suite shower room whilst the other bedroom comes with a large storage cupboard. There is also a very handy and useful additional WC on the ground floor.

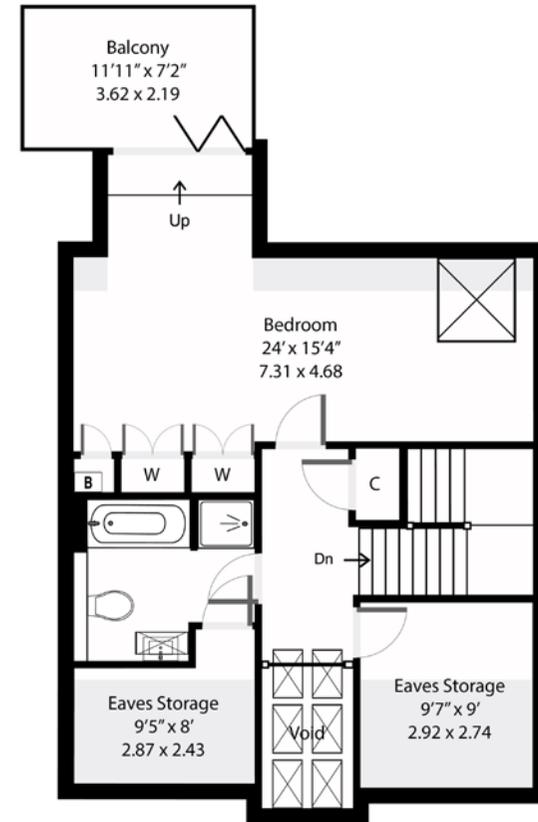
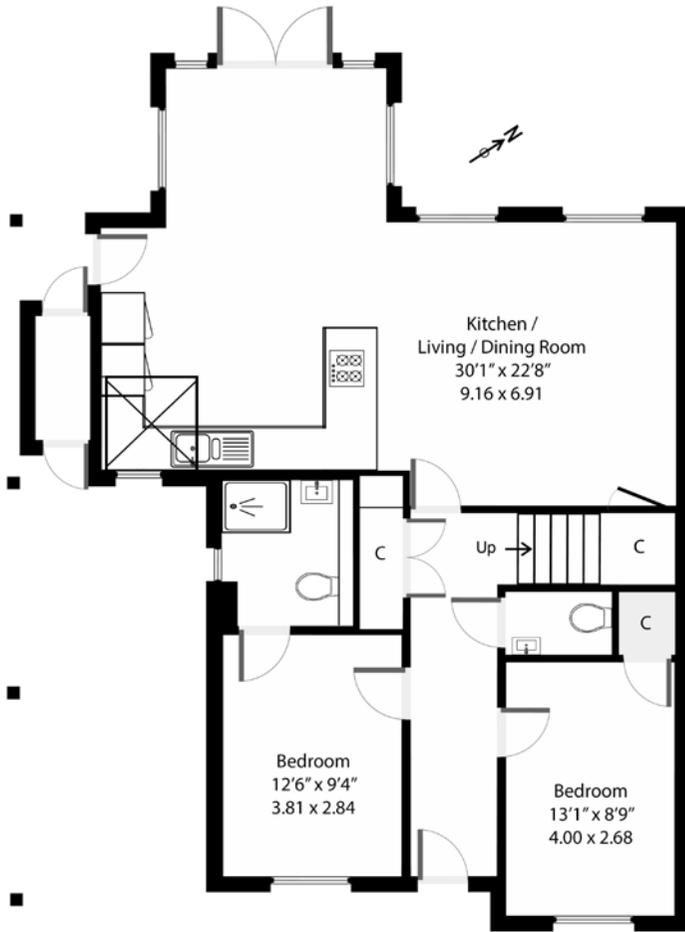
The double bedrooms to the front of the bungalow benefit from TV, USB and data points, as does the lounge. To the first floor, the main bedroom has a generous, double built-in storage cupboard and access to a balcony terrace that offers superb views across the rear gardens and communal areas. There is a well-appointed, spacious shower and bathroom with attractive vanity suite, wc, towel rail and natural light from a velux window. There is also access to further eves storage from both the bathroom and landing which are carpeted throughout.

The fantastic open plan kitchen, living and dining space is the focal point of the property. The high ceiling of the living area continues the spacious and bright feel of the home, enhanced by the floor to ceiling

double glazed windows overlooking the patio area. The kitchen has an impressive range of contemporary wall and base units providing ample, intelligent storage, a tasteful quartz worktop and breakfast bar, plus an integrated fridge/freezer, dishwasher, 4 ring gas hob and a stainless steel sink. Double glazed French doors, opening onto the patio, flood the kitchen with natural light and this sense of space and light is further accentuated by the vaulted ceiling and large remote control, rain sensing skylight window above the sink.

OUTSIDE:

The front garden is an attractive mix of established shrubs with a path to the front door. A block paved driveway leads to a carport which provides covered parking for a large car and also a protected route to the front door. There is outside power and a bin store which can be accessed from the front and rear. The rear garden has a shrub border and a handsome patio area looking across a beautifully maintained lawn.



TOTAL FLOOR AREA: 1594 sq. ft (148 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
Lease is 999 years from 2017. Maintenance charges:
£1501 per annum. All mains services connected.

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