



Capel Street, Capel-Le-Ferne





146 Capel Street  
 Capel-Le-Ferne  
 Folkestone  
 Kent  
 CT18 7HA



## Description

### Ground Floor

- Hallway
- Lounge  
22'9 x 11'5  
(6.93m x 3.48m)
- Open-Plan  
Kitchen/Dining/  
Family Room  
38'6 x 21'2 (11.73m  
x 6.45m)
- Bedroom (Currently  
Walk-in Wardrobe)  
13'1 x 9'8  
(3.99m x 2.95m)
- Bedroom  
13'1 x 11'1  
(3.99m x 3.38m)
- Bedroom  
11'7 x 11'5  
(3.53m x 3.48m)
- Bath and Shower Room

### First Floor

- Utility Room  
13'4 x 11'1  
(4.06m x 3.38m)
- Study  
11'1 x 9'1  
(3.38m x 2.77m)
- Cloakroom
- Front/Driveway –  
Graveled driveway  
providing off street  
parking for two/three  
vehicles leading to the  
garage

### First Floor

- Landing
- Bedroom  
13'3 x 12'6  
(4.04m x 3.81m)  
With double doors to  
internal balcony
- En-suite Shower  
Room
- Garage  
15'8 x 11'6  
(4.78m x 3.51m)  
With electric roller  
doors and door to  
further utility area  
11'6 x 7'0  
(3.51m x 2.13m)
- Rear Garden – Laid to  
lawn with a variety of  
plants, trees and  
shrubs, large patio,  
outbuildings and a large  
pond



## Property

Found in a highly sought after and desirable location in Capel-Le-Ferne is this delightful detached four bedroom family home. The property has been extensively extended and renovated to provide a modern contemporary home. There are many attractive and appealing features and the hub of the house is undoubtedly the fabulous open-plan kitchen/dining/family room. The kitchen has Quartz work surfaces with a comprehensive range of cupboards with integrated oven, microwave and grill, dishwasher and wine chiller. There are two sets of patio doors leading to the garden and a vaulted ceiling with large windows to the rear. There are two further reception rooms plus a cloakroom and a utility room with four bedrooms (one currently used as a walk-in wardrobe) to the first floor plus a superb family bathroom. The master bedroom has a large en-suite shower room with an internal balcony overlooking open fields to the rear.

Externally, the rear garden has a large patio and is laid to lawn with a variety of plants, trees and shrubs, plus outbuildings and a large pond. To the front there is off street parking for two/three vehicles and a garage with electric roller doors. Folkestone town centre is approximately 3 miles away where you will find a variety of shops, bars and restaurants as well as a high-speed rail link to London. The Channel Tunnel terminal is approximately 4 miles away.



## Our Time Here

When we first saw the property we thought it was a pretty, chocolate box type of house. It has a history of being the farmhouse in the area, Cranleigh Farm. We saw the potential for making it into a modern family home, which we have achieved. The large cathedral window which provides wonderful views of the fields & horses from our bedroom and balcony. Also the spacious, bright kitchen & conservatory & cosy lounge.

There is a good primary school in Capel Street and a handy shop at the end of the street. Folkestone town is only about 10 minutes away & there is access to local train stations with an easy commute to London, including the fast speed trains to St. Pancras & Westfield's shopping centre.

The Farmers' Market in the village hall on Tuesday, with stalls selling vegetables, bakery, jewellery, flowers and lots more. A very active community with a free monthly magazine which keeps you informed of events in the area. It is a lovely un-spoilt area. It is a good-sized house for entertaining family and friends throughout the year and on special occasions such as Christmas and birthdays. We have had many happy times here.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1530 SQ.FT.  
(142.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 862 SQ.FT.  
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2392 SQ.FT. (222.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 200600**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

**Important Notice:**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.