



New Dover Road, Capel-Le-Ferne,

£950,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Villacana, New Dover Road, Capel-Le-Ferne, Folkestone,
Kent
£950,000

FOR SALE WITH REEDS RAINS ESTATE AGENTS..... A genuinely unique opportunity to acquire an imposing villa style cliff top residence set on approximately 0.82 acre within the village of Capel-Le-Ferne. The property boasts approximately 4500sq ft of ground floor accommodation to include an INDOOR HEATED SWIMMING POOL and 40FT SNOOKER ROOM. The main property has four bedrooms, large kitchen, family room and a 30ft living room with bar area. In addition there is an attached self contained ANNEXE. The property is approached via a drive way flanked by a paddock and formal lawn gardens leading to a large parking area. The rear garden is laid to lawn with secluded peaceful seating areas. Viewing for this wonderful property comes highly recommended to appreciate the size and space of this home.

LOCATION

The property is located in a most sought after location in the cliff top village of Capel-Le-Ferne. The nearby town of Folkestone offers amenities including large supermarkets, independent shops, library, primary and secondary schools and leisure facilities. Easy access to M20, Channel Tunnel and Mainline railway stations with High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel

MAIN ACCOMMODATION

ENTRANCE HALL

HALLWAY

LIVING ROOM

9.32m x 5.23m (30'7" x 17'2")

BAR AREA

2.74m x 2.64m (9'0" x 8'8")

KITCHEN/BREAKFAST ROOM

6.63m x 5.59m (21'9" x 18'4")

FAMILY ROOM

5.84m x 2.74m (19'2" x 9'0")

MASTER BEDROOM

4.62m x 3.00m (15'2" x 9'10")

EN-SUITE SHOWER/WC

BEDROOM 2

4.22m x 3.28m (13'10" x 10'9")

BEDROOM 3

3.81m x 2.95m (12'6" x 9'8")

BEDROOM 4

3.58m x 2.49m (11'9" x 8'2")

FAMILY BATHROOM/WC

ENTERTAINMENT AREA

SNOOKER ROOM

11.89m x 5.23m (39'0" x 17'2")

INDOOR SWIMMING POOL

11.89m x 6.76m (39'0" x 22'2")

Heated pool 28' x 14'

CHANGING ROOMS

His and Hers plus solarium

BOILER ROOM

ANNEXE ACCOMMODATION

BEDROOM

OPEN PLAN KITCHEN/LIVING ROOM

BATHROOM

OUTSIDE

Formal gardens to the front of the property laid mainly to lawn with separate paddock, large hard standing area providing parking for numerous vehicles and a private garden to rear with rural aspect and secluded patio areas.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

Ground Floor



