



2 Rosemary Cottages, Green Lane,  
Capel-Le-Ferne, Folkestone, CT18 7HD  
£425,000

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# 2 Rosemary Cottages

## Green Lane, Capel-Le-Ferne, Folkestone

An updated and improved semi-detached bungalow with two bedrooms, three bath/shower rooms positioned on a considerable size plot in a desirable village lane.

### Situation

This super bungalow sits well back in a sought-after village lane in the popular village of Capel-le-Ferne. Close by are several countryside walks providing excellent views out over the English Channel to France. The village of Capel-le-Ferne provides various local amenities including public houses, village shop, village hall, primary school, and good bus services etc. The Channel Tunnel town of Folkestone lies approximately 3 miles to the West and the Channel Port of Dover approximately 5 miles to the East. Both offer a wide range of shopping, recreational and educational facilities, as well as main line train services to London. The high-speed link has reduced the travel time from Folkestone to London St. Pancras via Ashford to some 57 minutes. Also within a short driving distance of the property is access to the M20 motorway.

### The Property

A deceptively sized timber constructed bungalow originally built in the main around 1917. It now benefits from a complete refurbishment and updating programme conducted by the current owners and is now considered a stylish and comfortable family residence. The accommodation is surprising with two double bedrooms both with ensuite facilities, as well as an additional spacious bathroom with jacuzzi bath. A large sitting/dining room is centrally located within the layout of this bungalow while a conservatory with bi-folding doors opens out to the rear gardens. There is an extensively fitted kitchen with matching modern wall and base units, digitally controlled modern gas Aga and a separate utility room with built-in electric hob and oven. There is also an opportunity to extend subject to the usual consents, viewings are highly recommended.

### Outside

The gardens are generous in size, laid to lawn with a large area of hard standing ideal for storing a caravan/motor home etc. as two wooden gates give access to the front driveway. It is fully enclosed and has several outbuildings including a most generous workshop with gym/studio off, lovely summerhouse, greenhouse, and a shed for storage. The gardens to the front are laid mainly to lawn with established planting to the borders. Generous parking can accommodate several vehicles. (Ample space to erect a garage or two as there was a garage situated here originally).

### Services

All main services are understood to be connected to the property.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

### Tenure

Freehold

Current Council Tax Band: C

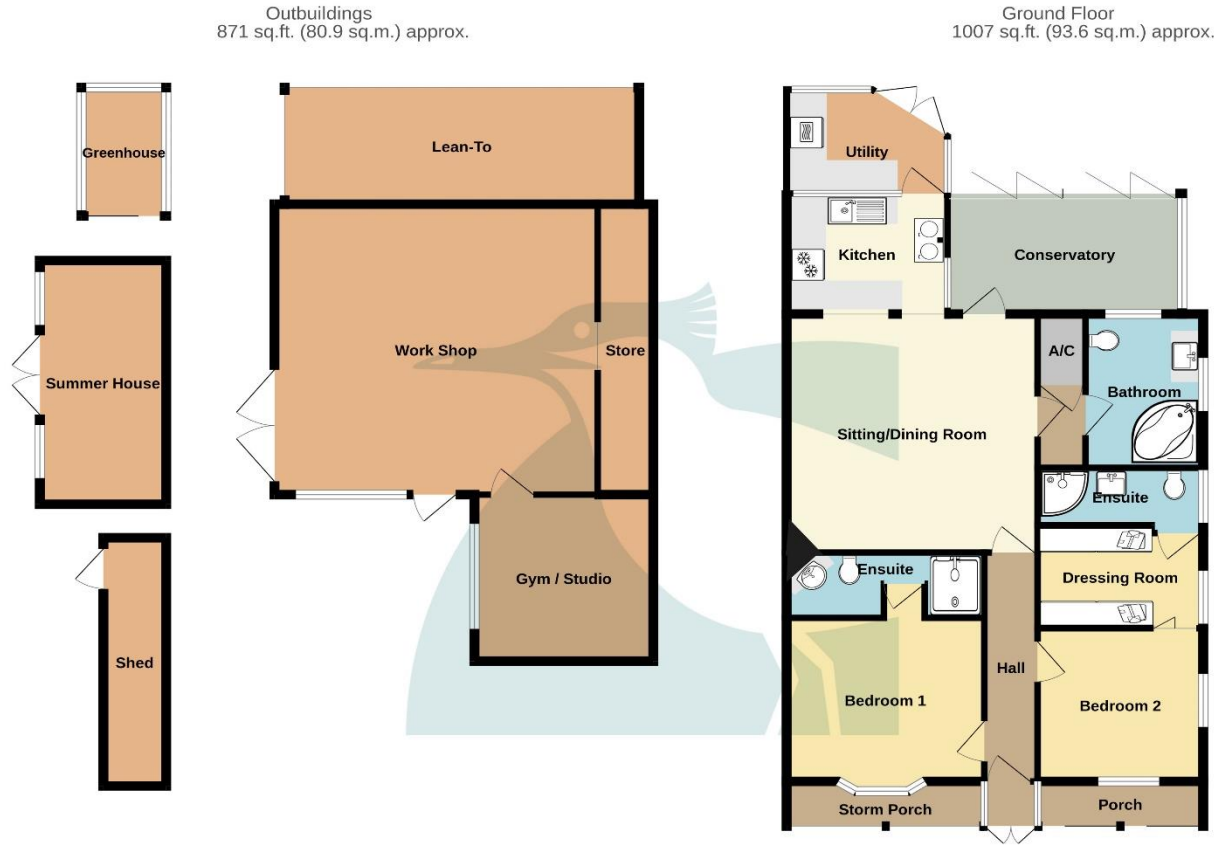
EPC Rating: D

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**



Outbuildings  
871 sq.ft. (80.9 sq.m.) approx.

Ground Floor  
1007 sq.ft. (93.6 sq.m.) approx.

TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Sitting / Dining Room

14' 10" x 14' 9" (4.52m x 4.49m)

### Kitchen

13' 11" x 9' 5" (4.24m x 2.87m)

### Utility Room

9' 9" x 5' 0" (2.97m x 1.52m)

### Bedroom One

11' 4" x 10' 2" (3.45m x 3.10m)

### Ensuite to Bedroom One

### Bedroom Two

9' 9" x 9' 6" (2.97m x 2.89m)

### Dressing Room

9' 7" x 6' 5" (2.92m x 1.95m)

### Ensuite to Bedroom Two

### Family Bathroom

6' 11" x 9' 7" (2.11m x 2.92m)

### Conservatory

13' 9" x 7' 6" (4.19m x 2.28m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		
Score	Energy rating	Current	Potential
92+	A		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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