



Daris, Winehouse Lane,  
Capel-Le-Ferne, Folkestone, CT18 7JE  
£425,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# Daris

Winehouse Lane, Capel-Le-Ferne, Folkestone

Detached modern house with generous accommodation, garage and parking, plus super views.

## Situation

Situated in a quiet 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

This immaculate traditionally constructed detached house was originally built in 1991 and has been lovingly maintained and cared for by the present owner since their occupation in 1996. The accommodation is surprising with two large double bedrooms both with a full wall of fitted wardrobes while the main bedroom benefits from some fabulous views, there is also a family bathroom on this first floor. The ground floor has a generous double aspect sitting room, conservatory, cloakroom/wc, utility room and a separate dining room which could be an additional bedroom if required. The fully fitted modern kitchen/breakfast room has an excellent selection of wall and base units which incorporate a Bosch eye level oven, Neff gas hob and ample space for white goods while the large window offers lovely views over the pretty gardens.

## Outside

The rear garden is fully enclosed and beautifully landscaped with neat shaped lawn, borders of colourful established plants, shrubs, flowers, specimen trees and hedging. Adjacent to the property and extending around one side there is a useful garden shed and an attractive Indian Sandstone patio, while the other side has a brick Pavia patio leading to the detached garage with electronic roller door to the front. Attractive wrought iron gates lead out to the front driveway parking area.

## Services

All mains services are connected.

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: D**

**EPC Rating: C**

## 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**

Total Approximate Area = 1389 sq ft / 129 sq m (excludes void)  
 Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale



### Entrance Hall

### Sitting Room

21' 9" x 11' 8" (6.62m x 3.56m)

### Conservatory

11' 0" x 7' 2" (3.35m x 2.19m)

### Dining Room

12' 6" x 10' 5" (3.80m x 3.17m)

### Kitchen/Breakfast Room

12' 5" x 10' 11" (3.79m x 3.32m)

### Utility Room

6' 6" x 4' 4" (1.97m x 1.32m)

### WC

6' 7" x 3' 1" (2.00m x 0.95m)

### Bedroom One

13' 7" x 12' 6" (4.13m x 3.81m)

### Bathroom

7' 8" x 6' 2" (2.33m x 1.88m)

### Bedroom Two

13' 5" x 11' 8" (4.10m x 3.56m)

### Garage

19' 11" x 8' 7" (6.07m x 2.61m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1174327

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Ash • Elham • Saltwood • Sandwich • Walmer