



Georgelle, New Dover Road,
Capel-Le-Ferne, Folkestone, CT18 7JJ
OIEO £650,000

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Georgelle

New Dover Road, Capel-Le-Ferne, Folkestone

A modern beautifully presented detached village house with superb accommodation, double garaging, generous parking and fabulous large gardens adjoining open fields. NO CHAIN.

Situation

Georgelle is situated in an enviable position in the popular village of Capel-le-Ferne. Close by are a number of 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 long awaited high speed link is now fully operational reducing 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.

suite facilities while two further bedrooms and a family shower room can be found on this first floor level. This really is a substantial family sized house that must be viewed to be fully appreciated.

Outside

The rear garden is fully enclosed, laid to lawn with an extensive terrace extending across the rear of the property offering an exceptional outdoor space in which to enjoy the fabulous views or some outside dining. There are several sheds which are ideal for storage, while the front garden is mainly designated for parking, although there is an area of neat lawn with shrub borders.

Services

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

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure Freehold

Current Council Tax Band: G

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.

The Property

Georgelle, is a wonderful modern family house, set well back with some fabulous far reaching rural views to the rear. The accommodation is surprising, with a wide sprawling hallway that leads through to an extensively fitted kitchen/breakfast room with its built-in rangemaster oven, integrated fridge and freezer, Shaws original double Butler sinks and a pier style breakfast bar. From here is a useful utility room where doors open to the double garage, outside and the study. A generous sitting room with bay window and fireplace housing a wood burning stove is positioned at the front of the property, while double doors open to a separate dining room, both these rooms and the hallway are beautifully fitted with herringbone flooring. Upstairs a superb galleried landing leads to all four bedrooms with the substantial master bedroom having a walk-in dressing room and an en-suite bathroom. The second bedroom is also a good size and has en-



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Ground Floor
1200 sq.ft. (111.5 sq.m.) approx.



1st Floor
1161 sq.ft. (107.9 sq.m.) approx.



Sitting Room

21' 2" x 14' 1" (6.45m x 4.29m)

Dining Room

11' 5" x 10' 3" (3.48m x 3.12m)

Kitchen / Breakfast Room

15' 0" x 11' 4" (4.57m x 3.45m)

Utility Room

11' 4" x 5' 9" (3.45m x 1.75m)

Study

11' 4" x 7' 10" (3.45m x 2.39m)

Double Garage

17' 4" x 17' 0" (5.28m x 5.18m)

Master Bedroom

18' 5" x 17' 5" (5.61m x 5.30m)

Dressing Room

8' 3" x 6' 7" (2.51m x 2.01m)

Master Ensuite

8' 3" x 6' 5" (2.51m x 1.95m)

Bedroom Two

14' 0" x 13' 5" (4.26m x 4.09m)

Bedroom Two Ensuite

6' 5" x 5' 5" (1.95m x 1.65m)

Shower Room

7' 1" x 6' 5" (2.16m x 1.95m)

Bedroom Three

13' 4" x 12' 4" (4.06m x 3.76m)

Bedroom Four

12' 8" x 8' 3" (3.86m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Bedroom Detached House

TOTAL FLOOR AREA : 2361 sq.ft. (219.3 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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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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