

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.

## 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 ensuite 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.

















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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)

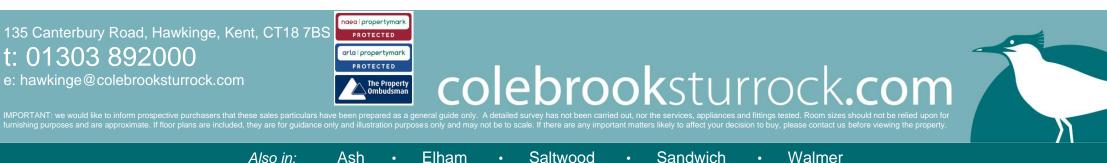
Bedroom Two 14' 0" x 13' 5" (4.26m x 4.09m)

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)



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



Ground Floor

1-20

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