



## Cauldham Lane, Capel-le-Ferne, Folkestone, Kent, CT18 7HG

- 'The Westminster'
- Living Room To The Front
- Utility Room
- Energy Efficient Air Source Heat Pump
- Turfed Garden
- Brand New 4 Bedroom Detached Home With Car Port
- Shaker Style Kitchen/Dining Room To The Rear
- Family Bathroom, En-Suite Shower Room, Ground Floor Cloakroom
- Block Paved Driveway With EV Charger
- Show Home Available For inspection

**Asking Price £525,000**





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## DESCRIPTION

Hunters are delighted to have been instructed by Renmore Homes to sell the last four units of phase 1 at 'Spitfire Meadow' in Capel. Situated within moments of open rolling farmland this select development of just 16 high specification, sustainable homes in this well respected cliff top village are particularly worthy of an internal inspection. 'The Westminster' is a 4 bedroom detached home with car port and has a total floor area of 120.2m<sup>2</sup>. To the ground floor there is a living room to the front and a kitchen/dining room overlooking the rear garden. along with a useful utility room. To the first floor there are 4 bedrooms, the master having an en-suite shower room along with a family bathroom. Completed to the most up to date specification the property has an energy efficient air source heat pump with the ground floor having zoned underfloor heating and rooms to the first floor having radiators with individual thermostatic control. The kitchen is of a traditional shaker style with integrated appliances for a streamlined aesthetic look. The bathrooms have chrome sanitary ware. For that sleek modern look there are LED recessed downlights to the kitchen, bathroom and entrance hallway and first floor landing with a generous supply of power outlets throughout. Parking is provided by way of a block paved driveway and has an EV charger. The gardens are turfed. For peace of mind 'The Westminster' comes with a 10 Year New Homes Structural Warranty along with 2 Year Renmore Homes Aftercare Support. A show home is available for interested parties to visit and appreciate the care and standard of workmanship Renmore Homes offer. Capel-le-Ferne is a cliff top village perched atop the White Cliffs of Dover between Folkestone and Dover. Famous for the Battle of Britain Memorial it offers breathtaking English Channel views, a visitor centre and replicas of a Spitfire and Hurricane. The village has a range of amenities including village store, primary school and farmers market.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [folkestone@hunters.com](mailto:folkestone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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