



Appleford, 3a Victoria Road  
Capel-le-Ferne CT18 7JS  
£550,000

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# Appleford, 3a Victoria Road

A large individually designed three-bedroom detached bungalow with lawned gardens to front and rear amounting to approximately 1/5th of an acre.

## Situation

This super property is located in a highly sought after area in 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 standout feature of this spacious home is the immediate sense of scale, evident from the moment you step through the welcoming porch into the generous entrance hall.

This feeling continues throughout, with double doors opening into an impressive 21'1 x 14'8 sitting room, alongside a versatile dining room/study that could also serve as a fourth bedroom.

The well-proportioned kitchen/breakfast room provides an ideal space for modern family living. The property offers three double bedrooms and a family bathroom, with a layout that lends itself perfectly to both growing and established families.

The generous proportions throughout also offer excellent potential for further enhancement, including additional en-suites or a loft conversion, subject to the necessary consents.

## Outside

The property features a lawned front garden with a stone chip driveway to one side, leading to a double-length tandem garage with an up-and-over door.

There is also useful side access providing additional space with potential for extension (subject to the necessary consents). To the rear, the garden is mainly laid to lawn with a central raised planter, and overall, the grounds extend to approximately 1/5 of an acre.

This well-presented family home is recommended for viewing at your earliest convenience.

## Services

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

## Local Authority

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

## Tenure

Freehold

**Current Council Tax Band: E**

**EPC Rating: C**

## Agents Note

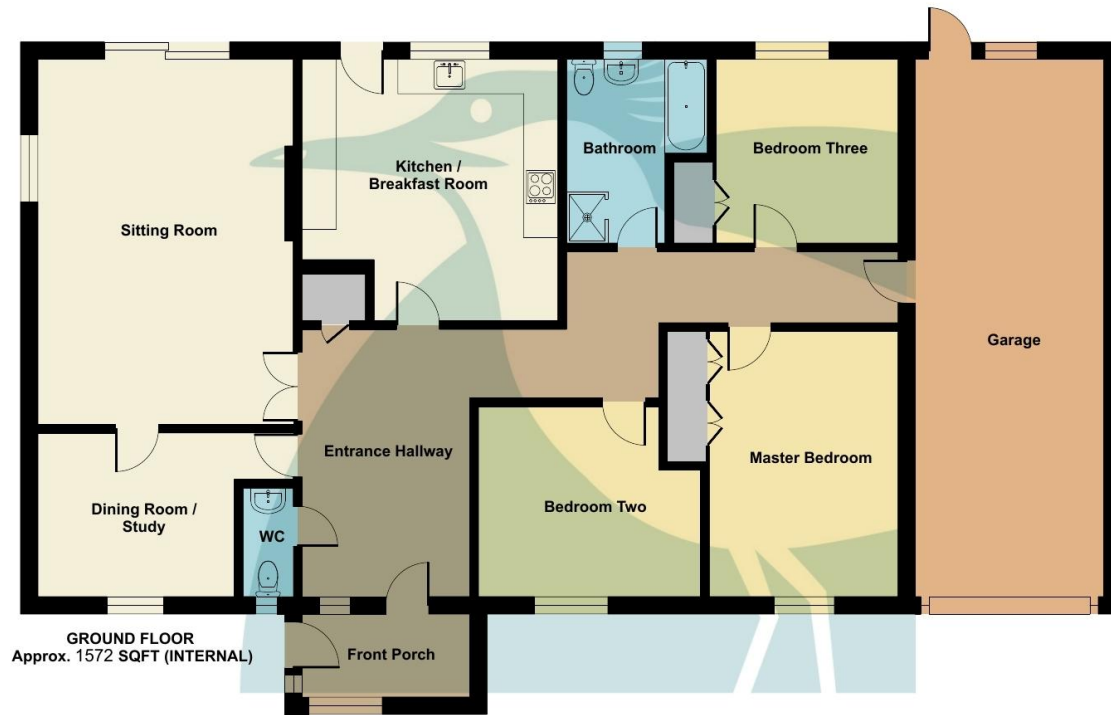
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1904 sq ft / 176.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR  
Approx. 1572 SQFT (INTERNAL)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1455151

### Front Porch

9' 9" x 5' 3" (2.97m x 1.60m)

### Entrance Hallway

15' 6" x 9' 9" (4.72m x 2.97m)

### Kitchen/Breakfast Room

14' 11" x 14' 8" (4.54m x 4.47m)

### Sitting Room/Dining Room

21' 1" x 14' 8" (6.42m x 4.47m)

### Study

11' 4" x 9' 4" (3.45m x 2.84m)

### Cloakroom/WC

6' 3" x 2' 11" (1.90m x 0.89m)

### Master Bedroom

15' 2" x 10' 10" (4.62m x 3.30m)

### Bedroom Two

12' 8" x 10' 11" (3.86m x 3.32m)

### Bedroom Three

10' 6" x 10' 5" (3.20m x 3.17m)

### Bathroom

10' 6" x 8' 1" (3.20m x 2.46m)

### Garage

30' 6" x 10' 10" (9.29m x 3.30m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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