



19 Capel Street  
Capel-le-Ferne | Folkestone | Kent | CT18 7LZ

 FINE & COUNTRY

# STEP INSIDE

Nestled along the sought-after Capel Street in the picturesque village of CapelleFerne, this elegant four-bedroom detached residence offers an exceptional blend of space, versatility, and refined modern living. Set against a backdrop of rolling countryside, the home enjoys a peaceful semi-rural setting while delivering the comfort and sophistication expected of a premium family home.

The ground floor unfolds beautifully, beginning with a large dual-aspect lounge where natural light pours in, creating a warm and inviting atmosphere ideal for both everyday relaxation and stylish entertaining. A cosy snug provides an intimate retreat and, with the convenience of a ground-floor bathroom, can effortlessly serve as a fifth bedroom for guests or multigenerational living.

A substantial rear extension forms the heart of the home, a spacious and welcoming kitchen/diner designed with both style and practicality in mind. The kitchen is superbly appointed with integrated appliances, including a built-in dishwasher, and offers dedicated space for a range cooker as well as an American-style fridge freezer. Bifold doors open directly onto the garden, creating a seamless indoor-outdoor flow and flooding the space with natural light. This impressive open-plan area is ideal for hosting, cooking, and gathering, with an effortless connection to the terrace and garden beyond. Upstairs, the first floor hosts four well-proportioned bedrooms, including a serene main bedroom complete with its own ensuite shower room. A separate WC adds further practicality for busy households.

The exterior elevates the lifestyle offering even further. The rear garden enjoys beautiful countryside views, with a terrace perfect for outdoor dining and relaxation. Beyond the main house lies a rare and valuable addition, a detached two-bedroom annexe featuring its own conservatory, ideal for extended family, guests, or potential rental income. Completing the grounds is a detached outbuilding housing a luxurious swim spa, creating a private wellness retreat right at home.

This exceptional property combines generous accommodation, flexible living spaces, and premium leisure facilities, all set within one of CapelleFerne's most desirable locations. A truly unique opportunity to enjoy refined coastal countryside living with space, comfort, and versatility in abundance.









# SELLER INSIGHT

“ Living on Capel Street in CapelleFerne has been one of the greatest pleasures of our time here, a place where countryside calm, coastal beauty, and everyday convenience come together effortlessly. There is something truly special about this stretch of the village: peaceful, characterful, and lined with homes that enjoy generous plots and farreaching views across the surrounding landscape. It's a setting that feels both private and connected, and we've cherished every moment of it.

CapelleFerne itself is a wonderfully welcoming community. The village offers everything you need for daytoday living, with a friendly local shop, a wellloved café, and a selection of independent businesses that give the area its charm. The popular Cliff Top Café is a favourite spot for locals and visitors alike, offering spectacular views across the Channel, a reminder of just how privileged this location is.

Families are exceptionally well served here. CapelleFerne Primary School is just moments away and has always been a real asset to the village, known for its nurturing environment and strong community spirit. For older children, the wider area provides excellent secondary and grammar school options in Folkestone and Dover, all within easy reach.

Despite the tranquillity, travel connections are superb. Folkestone Central and Folkestone West stations are only a short drive away, offering highspeed rail links to London, making commuting remarkably straightforward. The A20 and M20 are close by too, providing quick access towards Ashford, Canterbury, Dover, and beyond. For those who travel further afield, the Channel Tunnel and Dover Port are both conveniently accessible, opening the door to effortless trips to the continent.

The village also offers a wealth of leisure amenities. The Coastal Park, the Battle of Britain Memorial, and the stunning clifftop walks are all part of daily life here, providing endless opportunities to enjoy the outdoors. Whether it's a peaceful morning walk, a weekend cycle, or simply taking in the sea air, CapelleFerne offers a lifestyle that feels restorative and enriching.

Capel Street has given us the perfect balance: a serene countryside setting, a strong and friendly community, and excellent access to schools, shops, and transport. It's a place where life moves at a gentler pace, yet everything you need is close at hand, a rare combination that we will always treasure.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Education

#### Primary Schools:

Capel Primary 01303 251353  
 Hawkinge Primary 01303 892224  
 Dover College Junior 01304 205969

#### Secondary Schools:

Harvey Grammar (Boys) 01303 252131  
 Folkestone School for Girls 01303 251125  
 Dover Grammar Boys 01304 206117  
 Dover Grammar Girls 01304 206625  
 The King's School 01227 595501  
 St Edmunds 01227 475600  
 Kent College 01227 763231  
 Ashford School 01233 625171  
 Dover College 01304 205969

### Travel

Folkestone Central station 2.8 miles  
 Channel Tunnel 6.2 miles  
 Dover Docks 7.7 miles  
 Canterbury 16 miles  
 Ashford 18 miles

Gatwick Airport  
 Charing Cross

By Train from Folkestone Central:  
 High-Speed St. Pancras  
 Charing Cross  
 Victoria  
 Ashford International

### Healthcare

The New Surgery 01303 243516  
 Hawkinge and Elham Valley 0300 042 5555  
 William Harvey Hospital 01233 633331

### Leisure Clubs & Facilities

Capel Village Hall 01303 846020  
 Three Hills Sports Club 01303 221819  
 Folkestone Invicta Football Club 01303 248228  
 Folkestone Rowing Club 01303 266887  
 Folkestone Rugby Club 01303 850222  
 Folkestone Sports Centre 01303 254032  
 Folkestone Bowls Club 01303 268513  
 Sene Valley Golf Club

73 miles  
 74 miles

55 mins  
 1hr 33mins  
 1hr 21mins  
 15 mins

### Entertainment

Leas Cliff Hall 01303 228600  
 Marlowe Theatre, Canterbury 01227 787787  
 Rocksalt 01303 212070  
 Mocka 01303 905003  
 Sotorios 01303 259697  
 Marleys 01303 470598  
 Marquis of Granby 01304 873410  
 Valiant Sailor 01303 621737  
 Royal Oak 01303 244787  
 Clifftop Cafe 01303 255588

### Local Attractions / Landmarks

Capel Farmers Market  
 Battle of Britain Memorial and Museum  
 Dover and Deal castles  
 Samphire Hoe  
 Secret War Tunnels  
 Canterbury Cathedral  
 Folkestone Harbour Arm  
 Folkestone Creative Quarter

# Annexe



Annexe



Annexe



Annexe



Annexe



## GROUND FLOOR

Porch	
Hall	
Snug	12'4 x 11'10 (3.76m x 3.61m)
Lounge	22'9 x 11'11 (6.94m x 3.63m)
Kitchen / Diner	29'8 x 19'3 (9.05m x 5.87m)
Bathroom	9'11 x 7'10 (3.02m x 2.39m)
Boiler Cupboard	

## FIRST FLOOR

Landing	
Bedroom 3	11'9 x 9'7 (3.58m x 2.92m)
WC	
Bedroom 4	11'6 x 8'7 (3.51m x 2.62m)
Main Bedroom	12'11 x 10'5 (3.94m x 3.18m)
En-suite Shower Room	
Bedroom 2	12'11 x 11'6 (3.94m x 3.51m)

## OUTBUILDING 1 GROUND FLOOR

Annexe Bedroom 1	13'4 x 8'1 (4.07m x 2.47m)
Annexe Kitchen	13'4 x 6'7 (4.07m x 2.01m)
Annexe Shower Room	
Annexe Lounge	13'4 x 7'4 (4.07m x 2.24m)
Annexe Conservatory	14'3 x 12'9 (4.35m x 3.89m)

## OUTBUILDING 1 FIRST FLOOR

Annexe Bedroom 2	10'6 x 9'9 (3.20m x 2.97m)
Annexe En-suite Shower Room	

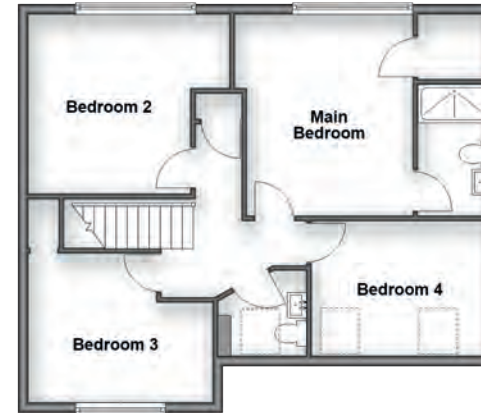
## OUTBUILDING 2

Swim Spa	16'1 x 10'0 (4.91m x 3.05m)
Changing Room	
W.C.	

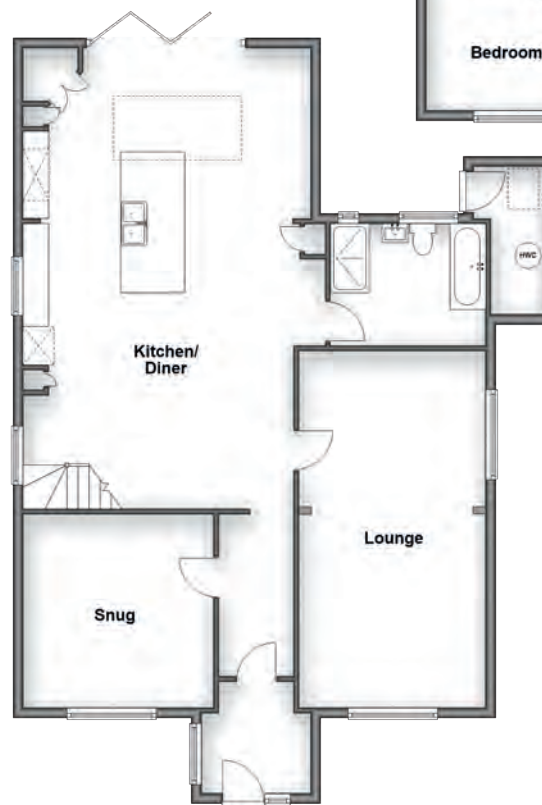
## OUTSIDE

Rear garden	
Front garden	
Driveway	

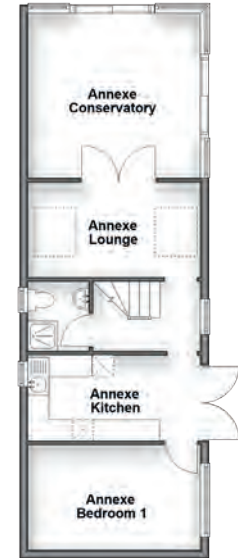
**First Floor**  
Approx. 63.5 sq. metres (683.6 sq. feet)



**Ground Floor**  
Approx. 111.9 sq. metres (1204.0 sq. feet)



**Outbuilding 1 Ground Floor**  
Approx. 51.9 sq. metres (556.1 sq. feet)



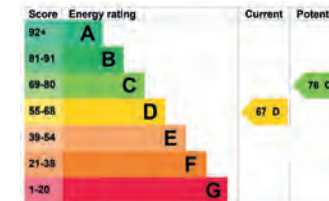
**Outbuilding 2**  
Approx. 22.4 sq. metres (240.6 sq. feet)



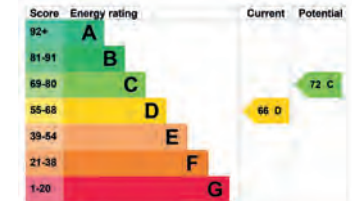
**Outbuilding 1 First Floor**  
Approx. 16.7 sq. metres (179.7 sq. feet)



EPC: 19 Capel Street



EPC: Annexe



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