



George Close, Capel-Le-Ferne, Folkestone

  
MILES & BARR  
EXCLUSIVE





# 16 George Close Capel-Le-Ferne Folkestone Kent CT18 7UB



## Description

### Ground Floor

- Cloakroom
- Bedroom/Study  
14'8 x 12'0  
(4.47m x 3.66m)
- En-suite Shower Room
- Lounge/Diner  
20'0 x 17'5  
(6.10m x 5.31m)
- Kitchen  
11'1 x 9'9  
(3.38m x 2.97m)
- Garden Room  
14'6 x 13'8  
(4.42m x 4.17m)

- Bedroom  
17'6 x 13'2  
(5.33m x 4.01m  
plus built-in  
wardrobe)
- Bedroom  
13'3 x 9'11  
(4.04m x 3.02m  
plus built-in  
wardrobe)

- Bathroom

### External

- Front Garden
- Double Garage  
20'0 x 18'3  
(6.10m x 5.56m)
- Off Street  
Parking
- Rear Garden

### First Floor

- Landing
- Bedroom  
21'1 x 12'0  
(6.43m x 3.66m  
including built-in  
wardrobe)
- En-suite Shower Room



## Property

Positioned on the Jarvis Homes Grasslands development just four years old this "Sutton" style property is the only one of its kind on the estate. This home has a versatile layout and bespoke finish. Tucked away from the main road with a large front garden, and a rear garden that is not overlooked due to its location and a row of 10 young Beech Trees. A bridgeway leads to the Old Dover Road from which clifftop location sweeping views from Folkestone harbour to Samphire Hoe at Dover can be seen. In the other direction the bridgeway takes you to the village hall and school.

The owners of Sutton House have carried out a range of improvements to create a real one off home. The ground floor is tiled throughout. You are greeted into a large light hallway with built-in "coat & shoe" cupboard, and access to the downstairs bedroom. This large bedroom with en-suite can also be used (as at present) as a reception room or home office.

The hallway flows through past the staircase and guest cloakroom to an open plan lounge / dining room with hand crafted built in bookcase & entertainment unit. Access to the kitchen and a door to the outside passage adjoin the dining area.

The kitchen is smartly partitioned from the dining area with sliding glass pocket door and offers a double sink unit with pelmet lighting and a full range of integrated electrical appliances.

Adjacent to the lounge the owners have added a Garden room with vaulted ceiling, multi-directional opening windows, electric roof blinds & sliding patio doors. This garden room has a modern (wall inset) log effect gas fire with black surround.

Upstairs is fully carpeted and offers a further three double bedrooms all with fitted wardrobes plus a family bathroom and en-suite to the master, plus further storage space. There are also two attic areas (one with fitted pull down steps).



Throughout the property the owners have made further improvements, including fitted shutters, electric blinds, Farrow & Ball decoration and the door to the side passage for easy access to the hot-tub. Externally in the landscaped and well lit "beach stone" garden are multi-level wooden sleeper areas of mature shrubs & trees which create a private space to sit & relax and enjoy the included 4 person Hot-tub. The garden provides side door access to the double garage with electric up and over door, and window to the garden. Professionally fitted Pod-Point electric charger is located near the garden gate. The offer price also includes the external patio electric awning, approx. 30 coloured planters and contents, 3 garden fountains, all internal electric blinds (8) all internal wooden window shutters, the majority of the light fittings, full alarm system, and Ring video doorbell.

High speed fibre to the home (FTTH) internet and CAT 6 wiring to all major rooms ensures working from home is easy, and 2 satellite dishes offer access to SKY UK and a vast range of international multi language TV stations. This home has underfloor heating throughout the ground floor (except Garden room) and radiators upstairs. This "one off" property is offered to the market with no onward chain.

### Location

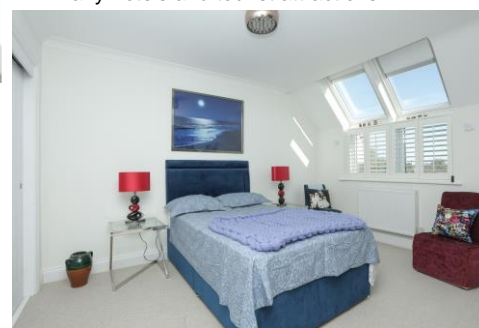
The peaceful village of Capel Le Ferne sits between Folkestone & Dover and is surrounded by stunning scenery. The village hosts the RAF Battle of Britain Memorial & visitor centre, two village pubs serving great food, a cliff top cafe, a well-regarded primary school, grocery / newsagents shop, and even a Fish & Chip van on Thursdays.

There are great local transport links to Canterbury and Dover, (both with a wide range of facilities) and along the south coast.

Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. The nearby M20 means Ashford International station and Eurotunnel are also within easy reach offering fast access to the continent.

The cliffs offer a spectacular walking opportunity, in the direction of Folkestone the Warren Country Park. Towards Dover, the Sound Mirror and Samphire Hoe park can be reached and the area is popular for cycling and dog walking.

A sought-after place to be, Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1397 SQ.FT.  
(129.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 834 SQ.FT.  
(77.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2231 SQ.FT. (207.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(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	



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