



H. WALD & CO

Chartered Valuation Surveyors & Estate Agents



101 NEW DOVER ROAD, CAPEL-LE-FERNE, NR FOLKESTONE

£434,995 Freehold

**AN EXCEPTIONALLY SPACIOUS 3/4 BEDROOM
DETACHED CHALET STYLE HOUSE OF
CONSIDERABLE CHARACTER**



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101 New Dover Road, Capel-le-Ferne, Nr Folkestone, Kent CT18 7JL

IMPRESSIVE 27' DOUBLE ASPECT LIVING ROOM , RECEPTION ROOM/FOURTH BEDROOM , DINING ROOM , KITCHEN/BREAKFAST ROOM , CLOAKROOM AND SMALL UTILITY , GARDEN ROOM, THREE DOUBLE SIZE BEDROOMS, EN-SUITE BATHROOM/W.C, FAMILY BATHROOM/W.C, LARGE DETACHED GARAGE, GAS CENTRAL HEATING, MANY ORIGINAL INTER-WAR FEATURES, ATTRACTIVE GARDENS BACKING ONTO FARMLAND

Description

This individual double bay fronted character home is pleasantly located on the rural edge of Capel-le-Ferne backing onto farmland and with pleasant outlook to front to the cliff top Battle of Britain Memorial.

Folkestone town centre and high speed rail services for Ashford and London (57 minutes) are just over two miles distance with Dover about six miles distance.

Built to an attractive inter-war style, the property is of distinctive rough cast elevations under original slate roof, and in particular features square bays with three quarter depth sash windows to three sides. The property has been the subject of careful conversion in recent years to provide three double bedrooms with beam vaulted ceilings, one with en-suite bathroom, and the flexible accommodation includes a front study/reception which could be used as a fourth bedroom if required.

Internal viewing is strongly recommended to really appreciate the accommodation which extends to over 2,200sq ft.

Front door within brick archway to:-

LOBBY

With inner half glazed door to:-

HALLWAY

Leading to all mains rooms.

LIVING ROOM 27'9" x 12'0" (8.46m x 3.66m)

A most impressive double aspect room with east and south facing bay windows, feature red brick fire surround with wood burning stove, deep recess downlighters, 2 radiators, door through to:-

GARDEN ROOM 14'5" x 7'9" (4.39m x 2.36m)

Having patio doors leading to rear decking and garden, radiator, feature wood panelled and beamed ceiling.

STUDY/RECEPTION/BEDROOM 4 (Front) 13'11" x 12'1" (4.24m x 3.68m)

Having square bay to front, radiator.

DINING ROOM 14'0" x 13'6" (4.27m x 4.11m)

Having square bay, coved ceiling, radiator.

KITCHEN/BREAKFAST ROOM 12'2" x 12'7" (3.71m x 3.84m)

An attractive farmhouse look with well fitted units and worktops to two long walls and matching range of decorative cupboards under and high level cupboards, one and a half bowl sink, Belling range and extractor hood, feature solid tiled floor and tiled splashbacks, space for fridge/freezer, wall mounted gas boiler, ledged and braced door to outside.

CLOAKROOM/W.C.

Part tiled and having low level w.c and wash hand basin.

UTILITY ROOM

Having plumbing for washing machine, fully tiled walls and panelled ceiling, vanity basin with cupboards, radiator.

Balustraded dogleg staircase to first floor landing having two traps to loft.

BEDROOM ONE (Front) 17'1" x 12'3" (5.21m x 3.73m)

Having vaulted beamed ceiling, double radiator.

BEDROOM TWO (Rear) 17'0" x 13'11" (5.18m x 4.24m)

Having vaulted ceiling, radiator, door through to:-

EN-SUITE BATHROOM/W.C.

Having wardrobe cupboards, tiled floor, panelled bath, low level w.c, pedestal basin, mostly tiled walls.

BEDROOM THREE 13'2" x 10'0" (4.01m x 3.05m)

Having inset cupboards, double radiator.

FAMILY BATHROOM/W.C.

Having corner bath with shower attachment, pedestal basin, low level w.c, inset spot lights, partly tiled.

DOUBLE GARAGE 19'0" x 12'8" (5.79m x 3.86m)

Of newer construction and having electrically operated roller door, pitched roof for useful storage, light and power, rear personal door.

OUTSIDE

The property occupies a wide plot of approximately 70' with mainly lawned gardens to front and behind. An attractive brick retaining front wall, concrete driveway suitable for two cars leading to garage. The rear gardens are mainly lawned with mature trees, bushes and shrubs and backs onto rolling farmland. There is a raised deck area which extends to the full width of the house and USEFUL STORE SHED.

Tenure Freehold

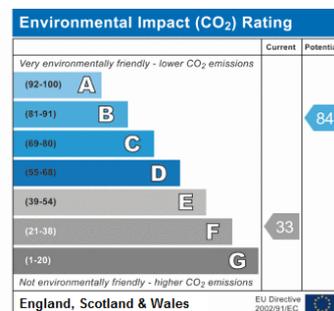
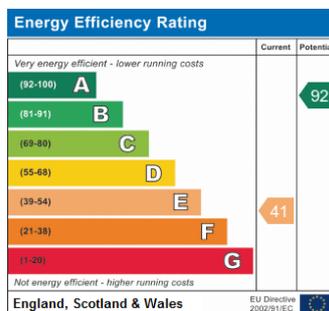
Postcode CT18 7JL

Viewings Strictly by appointment only - Property Reference HW8564

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00













IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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