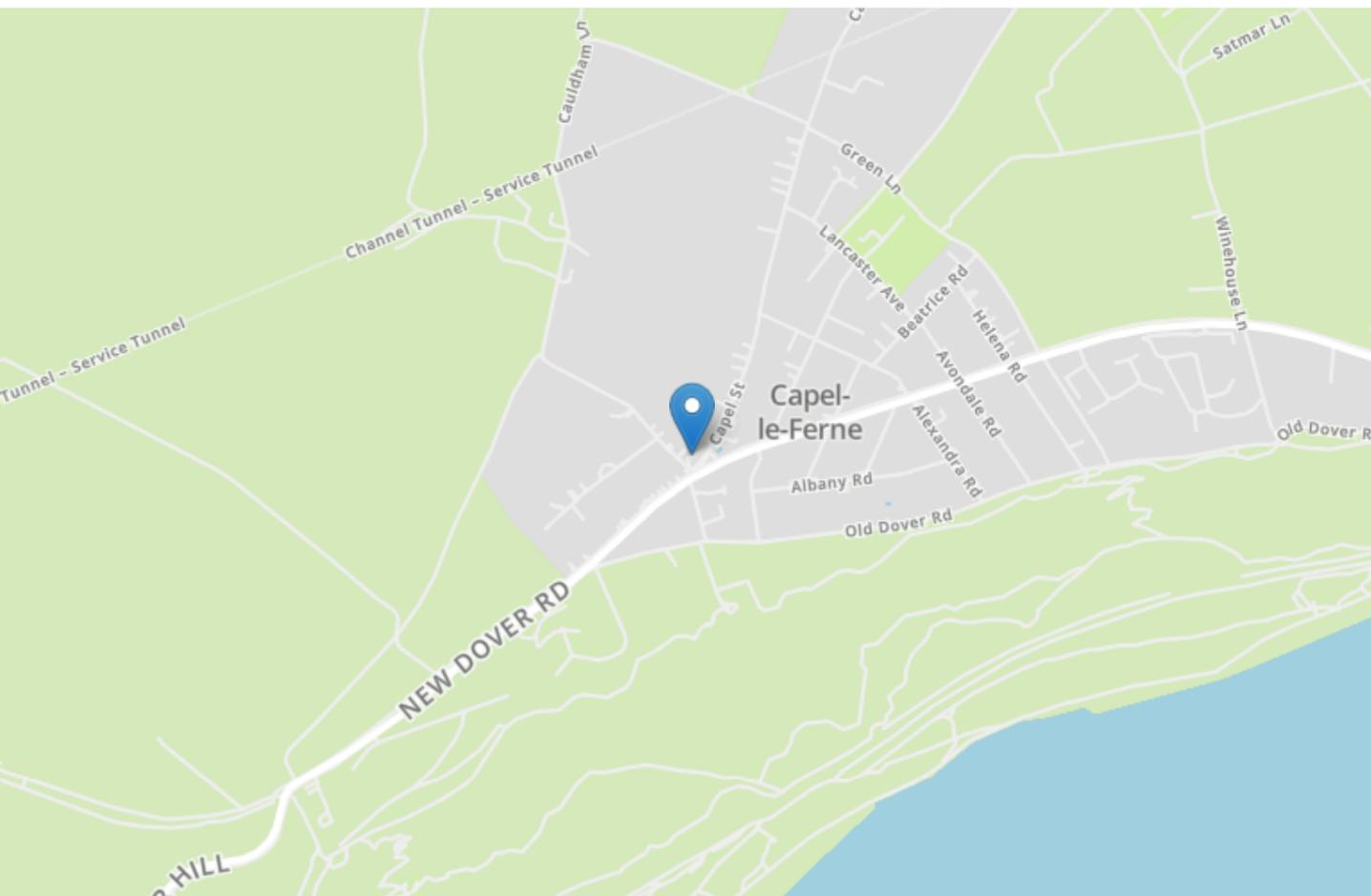


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Homestead Cauldham Lane

CAPEL-LE-FERNE, Folkestone
CT18 7HG

£575,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Nestled in the prestigious setting of Capel le Ferne, The Homestead is a striking four-bedroom detached bungalow, offering an exceptional blend of privacy, comfort, and sophisticated living. Situated behind secure electric gates, this residence ensures peace of mind while providing ample space for modern family life and entertaining. Upon entering, you are welcomed into a spacious lounge/diner, flooded with natural light, creating an inviting atmosphere perfect for both relaxing and hosting guests. The kitchen is thoughtfully designed for functionality and style, complemented by a utility room with w.c., formerly a shower room, adding practical versatility. A dedicated study offers a quiet retreat for work or personal projects. The home boasts four generously proportioned bedrooms, each offering tranquil comfort, alongside a well-appointed family bathroom. Step outside to discover an entertainer's paradise: a charming garden bar, a luxurious hot tub area with changing room, and extensive wrap-around gardens providing a serene backdrop for outdoor living. The property also includes ample off-road parking for multiple vehicles, ensuring convenience for both residents and visitors. The Homestead is more than a home—it's a statement of refined living in one of Kent's most sought-after locations.



Porch

Entrance Hall

Lounge/Dining Room

28' 5" x 11' 1" (8.66m x 3.38m)

Kitchen/Breakfast Room

17' 4" x 12' 1" (5.28m x 3.68m)

Utility Room

10' 6" x 4' 11" (3.20m x 1.50m)

Study/Home Office

6' 3" x 6' 1" (1.91m x 1.85m)

Bathroom

10' 6" x 6' 0" (3.20m x 1.83m)

Bedroom One

13' 7" x 11' 3" (4.14m x 3.43m)

Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom Three

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Four

11' 1" x 7' 9" (3.38m x 2.36m)

Driveway

Electric Gated at the front. Offering Parking for up to 6 vehicles.

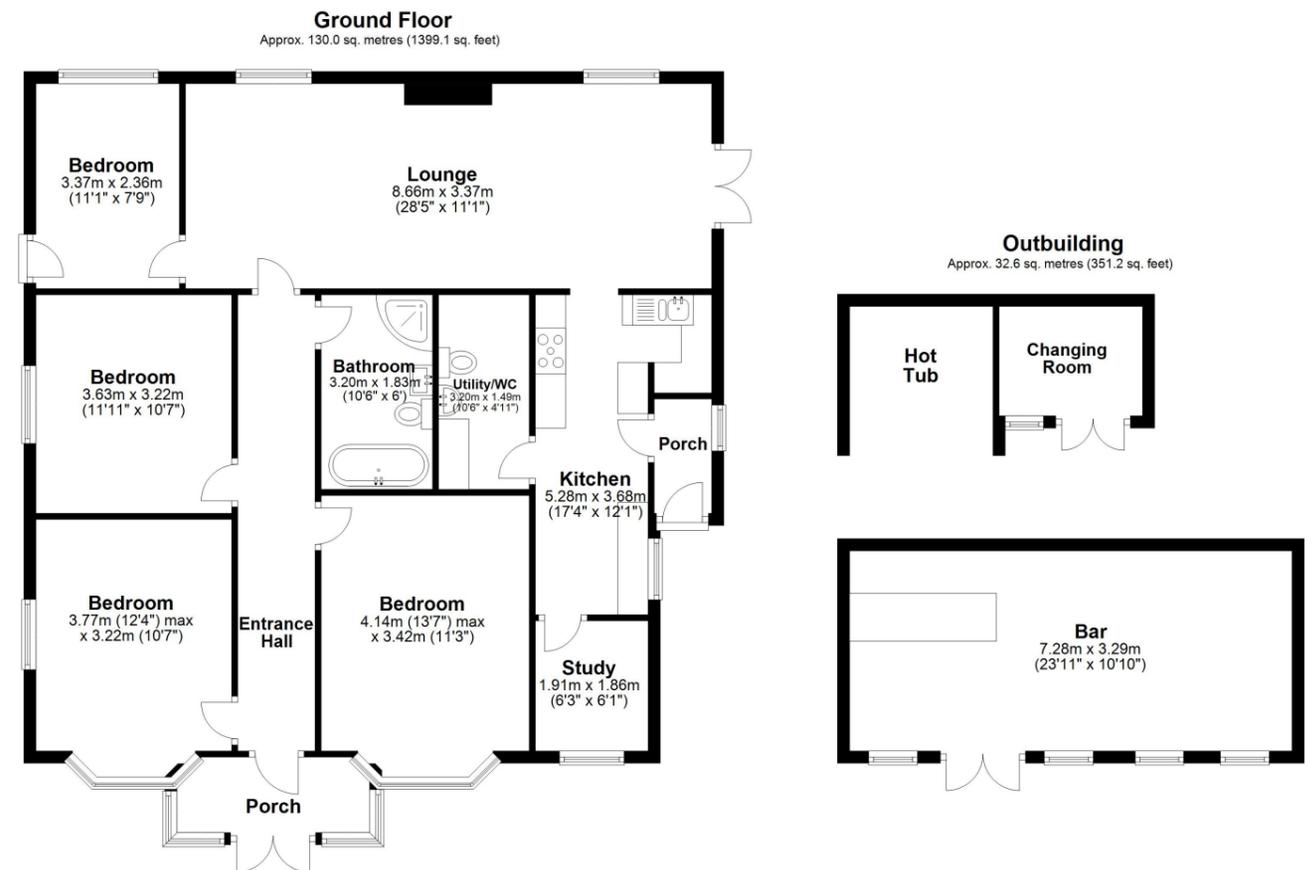
Garden

A wrap around garden mainly laid to lawn.

Garden Bar

23' 11" x 10' 10" (7.29m x 3.30m)

Hot Tub Room & Changing Room



Total area: approx. 162.6 sq. metres (1750.3 sq. feet)

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. Plan produced using PlanUp.

