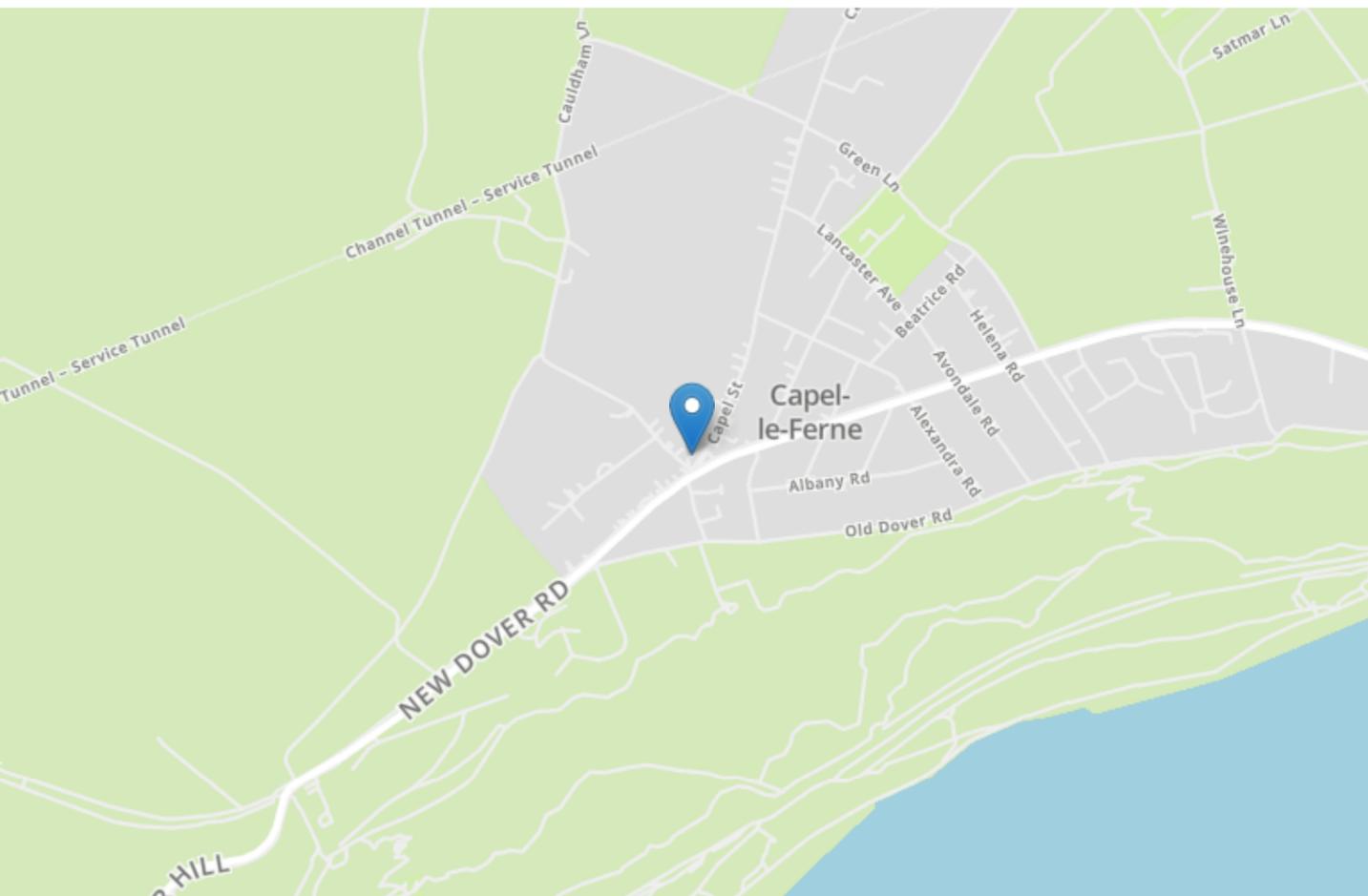


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Homestead Cauldham Lane

CAPEL-LE-FERNE, Folkestone
CT18 7HG

£600,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this stunning 4-bedroom detached bungalow on Cauldham Lane, Capel Le Ferne. With a spacious lounge/diner boasting a vaulted ceiling, a modern kitchen/breakfast area, and a convenient utility room/W.C., this home is perfect for both entertaining and everyday living. The property also features a luxurious bathroom, four well-appointed bedrooms, a cozy study for those working from home, and even a outside bar for entertaining guests. But the real showstopper? The outdoor oasis complete with a hot tub room and changing area - the perfect place to unwind after a long day. Located behind a gated drive for privacy and security, this home offers the perfect blend of comfort, style, and convenience. Don't miss out on your chance to make Cauldham Lane your new address - schedule your viewing today!



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

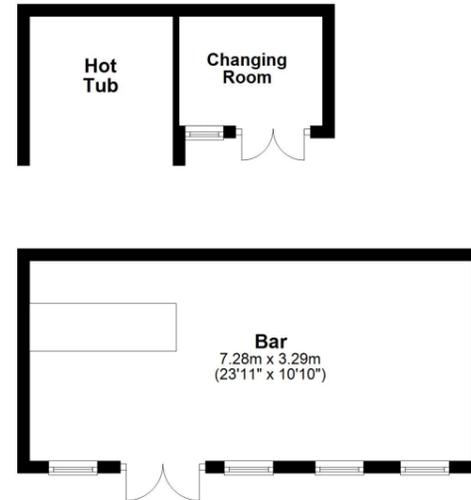
Ground Floor

Approx. 130.0 sq. metres (1399.1 sq. feet)



Outbuilding

Approx. 32.6 sq. metres (351.2 sq. feet)



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.

