



Burnside, Hogbrook Hill Lane,
Alkham, CT15 7BU
OIEO £500,000

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Burnside Hogbrook Hill Lane, Alkham

Idyllically positioned overlooking the Alkham village green, a three bedroom detached property with three reception rooms, large kitchen/breakfast room, conservatory and garage.

Situation

The property is excellently positioned nestled in an enviable position in the heart of the Alkham Valley. The Alkham Valley is designated as an area of outstanding natural beauty, over which there is a wealth of walks, rides and cycle routes not only through the village of Alkham but through to all the adjoining neighbouring villages too. The village has a range of amenities, including a very successful and elegant restaurant/bar, namely The Marquis of Granby which can be found in the centre of the village overlooking the village green and park. There is also a Community Hall with regular clubs and activities, plus a large Equestrian Centre and the garden centre now has local amenities. The town centre of Folkestone is situated only 4 miles away with its relatively new shopping centre, restaurants and coffee shops. The Channel Port of Dover is within only a few miles providing a wide range of shopping, recreational and educational facilities. Access onto the A2 is within just a short driving distance, with the cathedral city of Canterbury being within approx. 15 miles. The high speed rail link to London and St Pancras accessed either through Folkestone West or Folkestone Central has a reduced travel time commuting to under 1 hour. Both these stations are approx. a 10 minute car journey, as is Dover Priory which offers alternative commuting routes.

The Property

This property has recently been extensively updated to include a modern generous fully fitted kitchen/breakfast room, newly installed downstairs wc, spacious family bathroom with new quality floor coverings and redecoration throughout. On the ground floor is a welcoming entrance hall with stairs leading to the first floor, downstairs wc, study/snug and lovely sitting room with centralised open fire enjoying stunning views over the green. The generous size kitchen/breakfast room overlooks the rear garden with separate dining room and large conservatory also to the rear of the property. On the first floor are three double bedrooms with a

luxurious family bathroom consisting of a freestanding bath and separate shower. This quaint and charming much improved family home should be viewed at your earliest convenience to fully appreciate the recent refurbishments together with the picturesque location.

Outside

The courtyard rear garden is considered low maintenance with pretty border planting and a combination of raised decking, ornate paving and pebble landscaping. Private access into the rear of the garage with further access to the front of the property via a high timber gate. The charming pebbled front garden consists of attractive border planting and pretty planted timber raised beds. Driveway parking for several cars in front of the garage. The detached garage has power and light with fitted rear work bench.

Services

Oil fired boiler for central heating and hot water. Electricity and Water.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
881 sq.ft. (81.8 sq.m.) approx.

1st Floor
615 sq.ft. (57.1 sq.m.) approx.



Entrance Hall

12' 5" x 9' 4" (3.78m x 2.84m) to include stairs

Sitting Room

17' 6" x 11' 11" (5.33m x 3.63m)

Dining Room

9' 3" x 11' 11" (2.82m x 3.63m)

Conservatory

14' 0" x 11' 9" (4.26m x 3.58m)

Kitchen/Breakfast Room

12' 1" x 16' 10" (3.68m x 5.13m)

Downstairs WC

7' 3" x 3' 2" (2.21m x 0.96m)

Study

8' 3" x 7' 3" (2.51m x 2.21m)

Bedroom 1

11' 9" x 12' 3" (3.58m x 3.73m)

Bedroom 2

11' 10" x 11' 11" (3.60m x 3.63m)

Bedroom 3

8' 8" x 11' 11" (2.64m x 3.63m)

Bathroom

8' 9" x 12' 0" (2.66m x 3.65m)

Garage

TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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