



Boniclare, Alkham Valley Road,
Alkham, Dover, CT15 7BX
£650,000 NO CHAIN

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Boniclare

Alkham Valley Road, Alkham, Dover

An extremely impressive, unique, spacious detached family house with four bedrooms, large kitchen/breakfast room situated on a generous size plot with large landscaped gardens and outstanding far reaching country views.
NO CHAIN.

Situation

Boniclare is nestled in an enviable elevated position in the heart of the Alkham Valley offering panoramic rural country views. 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 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 impressive spacious family house was originally built in 1958 having been completely rebuilt and re-furnished back in 2004 and is now considered to be a stunning family home. On the ground floor there is a delightful entrance hall with spectacular galleried staircase, generous size double aspect sitting room with centralised fireplace with French doors leading to the rear garden, a useful study/fifth bedroom, cloakroom/wc and a

superb kitchen/dining room which could also incorporate a fabulous family room and useful utility room. On the first floor you will find a delightful master bedroom with French doors leading out on to the balcony, a modern en-suite shower room with three further bedrooms with a comprehensively fitted family bathroom. This is a light and airy family home with neutral decor and an early viewing is essential to avoid disappointment.

Outside

The generous size landscaped gardens surrounding the property really are a wonderful feature. To the rear there is an area of neat lawn with patio adjacent to the property and further paved sun terrace to the side with access to the front. Summer house to remain. The front garden is equally of a generous size mainly laid to neat lawn with established tree, shrub and border planting. There is an attached garage with extensive driveway parking to the front for several vehicles.

Services

All main services are understood to be connected to the property. Solar Panels.

Local Authority

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

Current Council Tax Band: G
EPC Rating: C

Agents Note

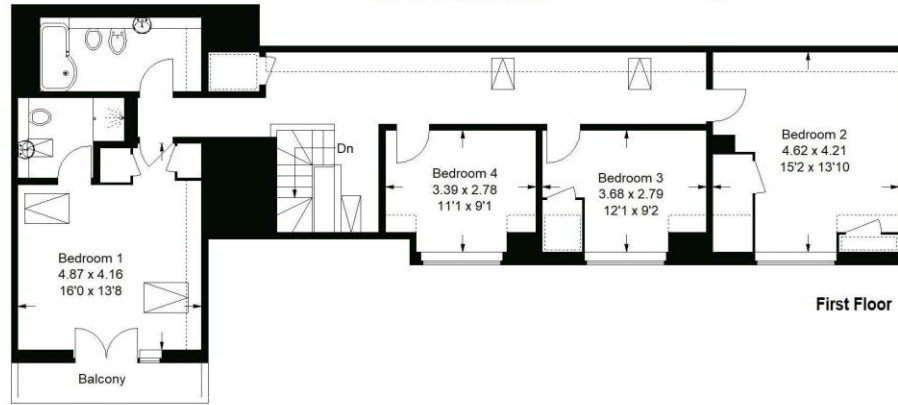
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



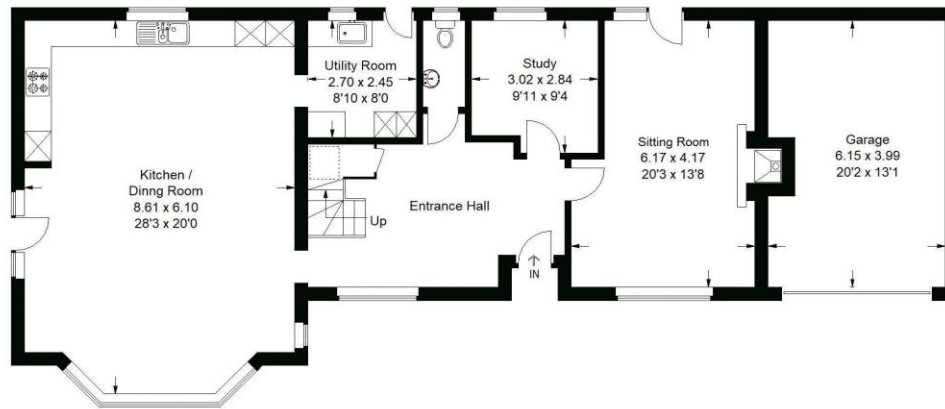
To view this property call Colebrook Sturrock on **01303 892000**

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Approximate Gross Internal Area
212.4 sq m / 2286 sq ft
Garage = 24.1 sq m / 259 sq ft
Total = 236.5 sq m / 2545 sq ft



First Floor



Ground Floor

= Reduced Headroom Below 1.5 M / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID427359)

Entrance Hall

Cloakroom/wc

Sitting Room

20' 3" x 13' 8" (6.17m x 4.16m)

Study/Bedroom Five

9' 11" x 9' 4" (3.02m x 2.84m)

Kitchen/Dining Room

28' 3" x 20' 0" (8.60m x 6.09m)

Utility Room

8' 10" x 8' 0" (2.69m x 2.44m)

Master Bedroom

16' 0" x 13' 8" (4.87m x 4.16m)

En-suite to Master Bedroom

Bedroom Four

11' 1" x 9' 1" (3.38m x 2.77m)

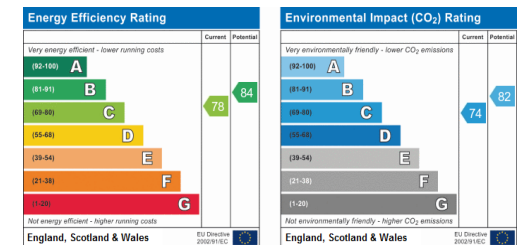
Bedroom Three

12' 1" x 9' 2" (3.68m x 2.79m)

Bedroom Two

15' 2" x 13' 10" (4.62m x 4.21m)

Family Bathroom



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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