



Property Details

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The Wicket Hogbrook Hill Lane, Alkham, Dover CT15 7BU

- **FABULOUS FOUR BEDROOM DETACHED HOUSE**
- **WONDERFUL FRONT & REAR GARDENS**
- **GARAGE & DRIVEWAY**
- **CHAIN FREE**
- **VILLAGE LOCATION**
- **ENERGY RATING - C (69)**



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To arrange a viewing please call **01304 246111**



THIS DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME AND OFFERS AMPLE PARKING & GARAGE. Spread over two floors, on the first floor are four bedrooms and family bathroom. On the ground floor, is a lounge, kitchen/diner, snug, office, shower room and utility room. The property is in good order throughout and benefits from double glazing and gas central heating.

To the outside is off road parking for a number of cars, garage and garden room. The gardens have been lovingly tended over many years and is an ideal place to relax.

An early viewing is highly recommended on this chain free property.

Alkham is set in an Area of Outstanding Natural Beauty and lies in a valley mid way between Dover & Folkestone, both offering access to the fast train into London. There are a range of local amenities including village hall, church, garden centre and the award winning gastro pub and hotel the Marquis of Granby,

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Spacious hallway, with stairs leading to the first floor. Radiators x two. Under stairs storage cupboard. Double glazed window to front.

Lounge

17'5 x 12'6 (5.31m x 3.81m)

Double glazed window to front. Radiator. Open fireplace with brick surround. Brick arch leading to the snug.

Snug

12' x 9'3 (3.66m x 2.82m)

Double glazed patio doors opening to the rear garden. Radiator.

Kitchen/Diner

16'8 x 12'2 (5.08m x 3.71m)

Fitted with a modern range of worktop base and wall units. Integrated dishwasher, warming draw and double oven & hob with extractor over. Space for fridge/freezer. Storage cupboard. Two double glazed windows to rear. Door to utility room.

Utility Room

9'7 x 4'5 (2.92m x 1.35m)

Worktop and wall units. Cupboard containing the boiler. Butler sink. Radiator. Double glazed door to rear garden.

Study

8'2 x 7'2 (2.49m x 2.18m)

Double glazed window to front. Radiator.

Shower Room

Large shower cubicle. Low level WC and wash basin. Radiator & towel radiator. Velux window.

FIRST FLOOR

Landing

Double glazed window to front with views over the village green. Loft access, with pull down ladder. The loft is partly boarded for storage and has power and

light.

Doors to bedrooms and bathroom.

Bedroom 1

12'1 x 11'8 (3.68m x 3.56m)

Double glazed window to front with views over the green. Radiator.

Bedroom 2

12'2 x 11'8 (3.71m x 3.56m)

Double glazed window to front with views over the green. Radiator. Built in wardrobes.

Bedroom 3

9'9 x 8'7 (2.97m x 2.62m)

Double glazed window to rear with garden views. Radiator.

Bedroom 4

10'2 max x 8'8 (3.10m max x 2.64m)

Double glazed window to rear with garden views. Radiator.

Bathroom

8'8 x 8'3 (2.64m x 2.51m)

Panelled bath with separate shower over with fixed rainfall shower head with further shower attachment. Low level WC and wash basin. Radiator. Frosted double glazed window to rear. Storage cupboard.



OUTSIDE

Front garden - small lawn with seating area. A range of plants and shrubs. Side access to gate to rear garden.

Driveway - with off road parking for a number of cars leading to the garage. Gate to rear garden.

Rear garden - A proudly designed garden to include a range of seating areas including patio, decking and shingle. There is lawn, with a large range of beautiful plants and flowers. The garden is connected by paths and steps. There is a garden room, summer house and storage shed.

Garage

17'4 x 8'6 (5.28m x 2.59m)

Up and over door. Power & light. Side door to garden access.

Garden Room

12'4 x 10'8 (3.76m x 3.25m)

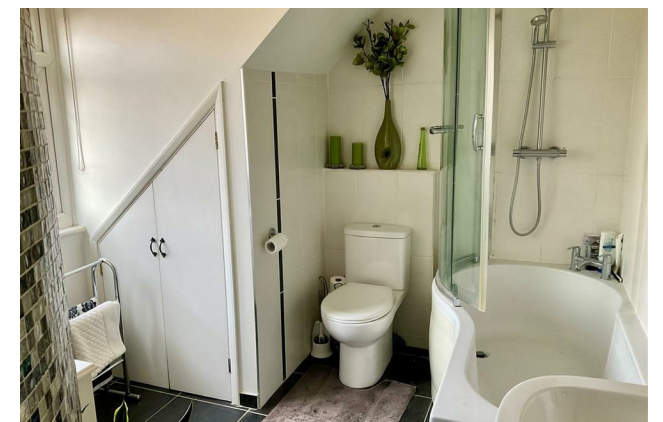
Ideal office area with power & light.

Energy Rating C (69)

Council Tax - Band F

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
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