



## **Newlyns Meadow**

**Alkham Dover CT15 7QJ**

- Detached Substantial Family Home
- Master Bedroom with En-Suite and Dressing Room
  - Separate Dining Room
- Welcoming Reception Hall
  - Well appointed Gardens
- Four Double Bedrooms
- Spacious Living Room
  - Study/Home Office
- Detached Double Garage & Off Road Parking
  - Lovely Rural Views

**O.I.R.O £575,000 Freehold**





Mapps Estates are delighted to bring to the market this well-appointed four bedroom double fronted detached residence located in the rural village of Alkham and enjoying beautiful countryside views. The generous accommodation comprises a welcoming reception hall, spacious living room with a multi-fuel cast iron stove, a study/home office, a dining room, kitchen, utility room and cloakroom to the ground floor, while upstairs you will find a galleried landing opening to the master bedroom with dressing room and en suite bathroom, three further double bedrooms and a family bathroom. The property is set in well-tended and attractively landscaped gardens and benefits from a detached double garage and off-road parking for three cars. An early viewing of this most desirable family home comes highly recommended.

Located in the rural village of Alkham in an Area of Outstanding Natural Beauty, five miles from both Folkestone and Dover, the village being home to the award-winning Marquis of Granby pub and hotel, a garden centre, the Parish Church and village hall. The area is well-served for transport links, with high speed rail services from Dover Priory to London, St. Pancras taking just 69 minutes. For cross-Channel services, the Channel Port of Dover and the Eurotunnel Terminal at Cheriton are all within easy driving distance. The city of Canterbury is easily accessible by car and offers a wide range of shopping outlets and cultural facilities including the Cathedral and Marlowe Theatre; there is also a local bus service between Folkestone and Dover.

### **Ground Floor:**

#### **Front Entrance Porch**

A recessed entrance porch flanked by architectural columns supporting a canopy over, outdoor light, quarry tiled flooring, composite entrance door with frosted double glazed inset panels and windows to both sides.

### **Reception Hall 11' x 9'8 (max points)**

With stairs to first floor galleried landing, heating thermostat, coved ceiling, radiator.

### **Living Room 23'4 x 13'6 (max points)**

With front aspect UPVC double glazed window and countryside view, further window to side looking onto front porch, rear aspect double glazed windows and French doors opening to the patio and garden, fireplace with cast iron multi-fuel stove set onto slate tiled hearth, coved ceiling, two radiators, door to study/home office.

### **Study/Home Office 6'9 x 6'9**

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

### **Dining Room 11' x 10'3**

With front aspect UPVC double glazed window with countryside view, coved ceiling, radiator.

### **Kitchen 11'10 x 10'7**

With rear aspect UPVC double glazed window looking onto garden, range of cream store cupboards, display cabinets and drawers, square edge worktops with tiled splashbacks and concealed lighting over, inset one and a half bowl resin sink/drainers with mixer tap and downlighters over, fitted four ring ceramic electric hob with brushed stainless steel splashback and pull-out extractor over, 'Stoves' high level double electric oven, understairs store cupboard, coved ceiling, herringbone wood effect vinyl flooring, radiator, door to utility room.

### **Utility Room 11'5 x 5'5**

With rear aspect UPVC double glazed window and back door to patio and garden, fitted worktop with tiled splashback and inset stainless steel sink/drainers, fitted high and low level store cupboards, wall-mounted Ideal gas-fired boiler, heating control panel, space for fridge and freezer, coved ceiling, herringbone wood effect vinyl flooring, radiator.

### **Cloakroom**

With UPVC frosted double glazed window, WC, wall hung wash hand basin, fitted shelves, fully tiled walls, coved ceiling, radiator.



## First Floor:

### Galleried Landing 15'4 x 14'4 (max points)

With rear aspect UPVC double glazed window looking onto garden, loft hatch and fitted loft ladder, built-in airing cupboard with pressurised hot water cylinder and fitted shelving, additional built-in store cupboard, coved ceiling, radiator.

### Master Bedroom 11'8 x 10'5

With front aspect UPVC double glazed window with countryside view, coved ceiling, radiator, archway through to dressing room and en suite shower room.

### Dressing Room 10'1 x 5'6

With fitted floor-to-ceiling wardrobes to both sides and door to en suite shower room.

### En Suite Shower Room 10'2 x 3'10

With UPVC frosted double glazed window, good-sized shower cubicle with sliding screen and Mira shower, large wash hand basin with

mixer tap over and white gloss finish double store cabinet under, WC, fully tiled walls and floor, extractor fan, coved ceiling, chrome effect heated towel rail.

### Bedroom 11'10 x 10'4

With rear aspect UPVC double glazed window looking onto garden and with countryside view, fitted floor-to-ceiling double wardrobe, coved ceiling, radiator.

### Bedroom 10'4 x 10'2

With front aspect UPVC double glazed window with countryside view, recessed fitted wardrobe, coved ceiling, radiator.

### Bedroom 12'2 x 7'8

With front aspect UPVC double glazed window with countryside view, recessed fitted wardrobe, coved ceiling, radiator.

### Family Bathroom 8'10 x 6'10

With UPVC frosted double glazed window,



shower bath with mixer tap, curved shower screen and Aqualisa shower over, pedestal wash hand basin with mixer tap over, WC, fully tiled walls and floor, extractor fan, chrome effect heated towel rail.

### Outside:

The front entrance to the property is accessed from two sides via a brick block paved pathway with a garden area to the front planted with a variety of mature shrubs. The pathway also accesses the double garage and driveway which has off-road parking space for up to three cars. There is a storage area to the side of the garage and a side gate leading through to the rear patio and garden. The rear garden is laid mostly to lawn over two levels and is bordered by laurel hedging to the front and a brick wall and fencing to the rear. There are borders and rockeries stocked with well-established shrubs and planting, various trees, a garden pond and a large paved patio area along the rear of the house. There are also several water butts, outside power points and lighting, a summerhouse, a small timber outbuilding (formerly

used as a chicken coop), two garden stores, and a log store,

### Double Garage 18'2 x 17'1

With up and over garage door to one side and double garage doors to the other, rear aspect window, fitted shelving, loft space, power and light.





Total area: approx. 128.7 sq. metres (1385.4 sq. feet)  
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Plan produced using PlanItip.

**Local Authority** Dover District Council  
**Council Tax Band** G  
**EPC Rating** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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