Newlyns Meadow

Alkham CT15 7QJ

- Impressive Detached Family Home
- Four Bedrooms & Study
- Large Living Room & Conservatory
- Separate Dining Room
- Attractive Front & Rear Gardens
- Hillside Location With Countryside Views
- Modern Shower Room & En Suite Bathroom
- Kitchen/Breakfast Room & Utility Room
- Well Presented Throughout
- Double Garage & Brick Block Paved Driveway

Asking Price £625,000 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, a spacious living room opening to a large conservatory, a study/home office, a separate dining room, a kitchen/breakfast room, a utility room and a cloakroom to the ground floor, while upstairs you will find a galleried landing opening to the master bedroom with en suite bathroom, three further bedrooms and a modern shower room. The property is set in well-tended and attractively landscaped gardens and benefits from a double garage and off-road parking for four 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
With pitched roof canopy over.

Entrance Porch 6'6 x 3'8
With front aspect windows and front door with countryside view, light over, internal frosted windows and entrance door to reception hall.

Reception Hall 11' x 8'9
With wood flooring, stairs to first floor, coved ceiling, store cupboard housing consumer units, radiator.

Living Room 22'2 x 13'6
With front aspect UPVC double glazed window looking onto garden and with countryside view, side aspect UPVC double glazed window looking onto garden, fireplace with fitted coal effect gas fire, coved ceiling, two radiators, door to study, rear aspect double glazed window and sliding door to conservatory.

Study 6'10 x 6'10
With rear aspect UPVC double glazed window looking onto garden, fitted wood effect office furniture, coved ceiling, radiator.

Conservatory
A wood-framed conservatory with double glazed windows and French doors opening to the rear garden, polycarbonate pitched roof, tilled floor, power points and wall light.

Dining Room 12' x 10'2
With front aspect UPVC double glazed window with countryside view, coved ceiling, radiator.

Kitchen/Breakfast Room 11'10 x 10'10
With rear aspect UPVC double glazed window looking onto garden, range of matching store cupboards, display cabinets and drawers, understairs shelved pantry cupboard with automatic light, larder cupboard with pull-out shelves, wood effect worktops with tiled splashbacks and concealed lighting over, inset one and a half bowl resin sink/drainer with mixer tap over, four ring ceramic electric hob with pull-out extractor over, fitted AEG electric oven and microwave, integrated undercounter fridge, space and plumbing for dishwasher, plinth heater, space for breakfast table, coved ceiling, tile effect vinyl flooring, radiator, open doorway through to utility room.

Utility Room 10'8 x 5'5
With rear aspect UPVC double glazed window and back door to garden, fitted wood effect worktop, inset resin sink/drainer with mixer tap over and tiled splashback, fitted store cupboards, display cabinets and shelving, space and plumbing for washing machine and tumble dryer, space for fridge/freezer and chest freezer, coved ceiling, tile effect vinyl flooring.

Cloakroom
With frosted window, wall-hung wash hand basin with mixer tap over, WC, part-tiled walls, coved ceiling, wood flooring, radiator.

First Floor:

Galleried Landing
Spacious landing with loft hatch and fitted loft ladder (the loft is part-boarded), double airing cupboard housing hot water cylinder, Glow Worm gas-fired boiler (installed approx. two years ago) and heating control panel, rear aspect UPVC double glazed window looking onto garden, radiator.

Master Bedroom 14'7 x 10'4
With front aspect oriel bay window with UPVC double glazed windows and countryside view, twin fitted wardrobes with hanging rail and shelf over, coved ceiling, radiator, door to en suite bathroom.

En Suite Bathroom 10'3 x 8'1
With UPVC frosted double glazed window, panelled bath with wall-mounted mixer tap, rainfall shower with hand-held shower attachment and bi-fold shower screen over, wash hand basin with mixer tap over set into shelf with white gloss finish drawers and store cupboards under and to side, WC, wood effect vinyl flooring, coved ceiling, fully tiled walls, heated towel rail.

Bedroom 11'11 x 10'3
With front aspect UPVC double glazed window

looking onto garden and with countryside view, fitted double wardrobe with hanging rails and fitted shelving, coved ceiling, radiator.

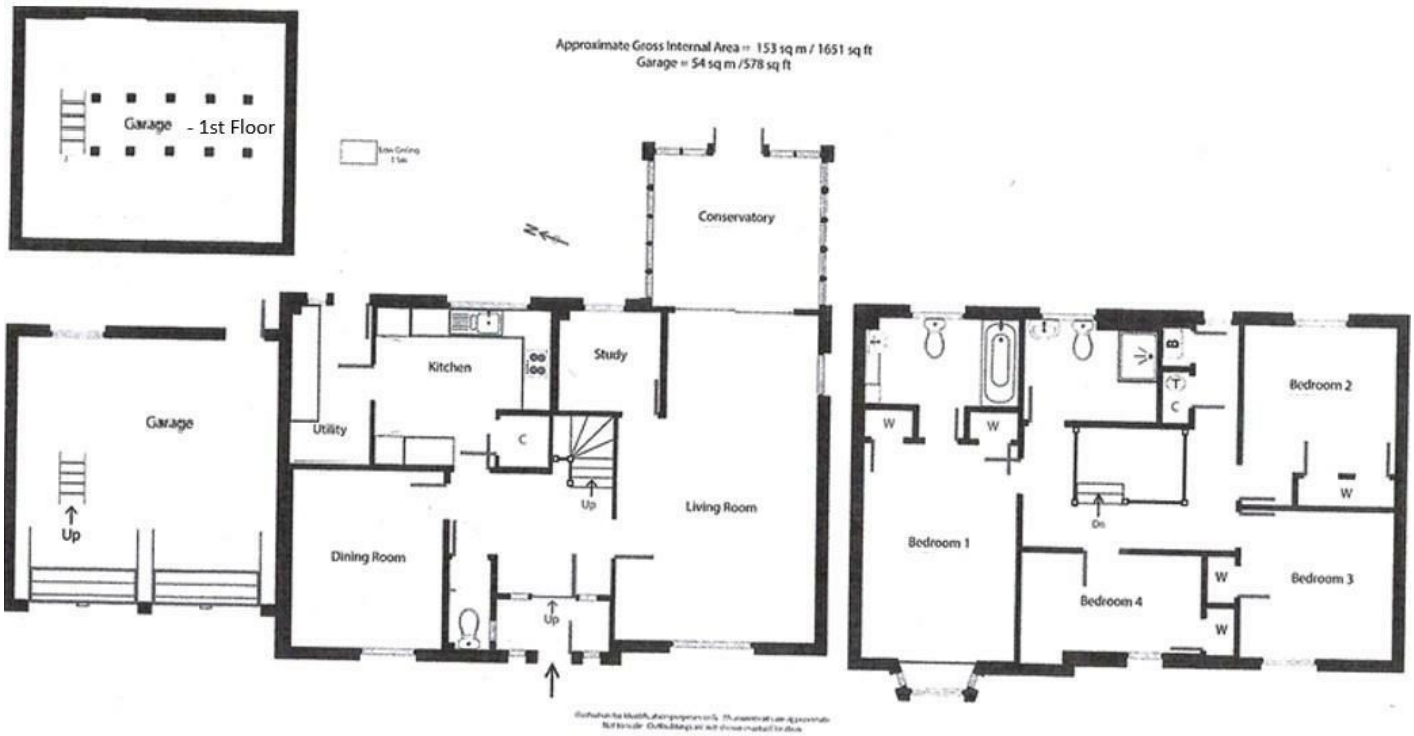
Bedroom 10'4 x 10'
With front aspect UPVC double glazed window with countryside view, recessed wardrobe with hanging rail and shelf over, coved ceiling, radiator.

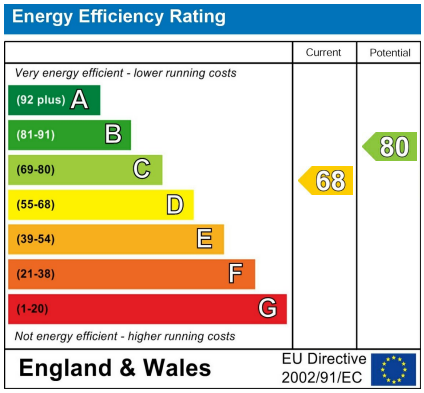
Bedroom 12'1 x 7'6 (max)
With front aspect UPVC double glazed window with countryside view, recessed shelved store cupboard, fitted recessed bookshelves, coved ceiling, radiator.

Shower Room 8'11 x 6'9
With UPVC frosted double glazed window, large fully tiled shower cubicle with sliding screen, rainfal shower and hand-held shower attachment, extractor fan over, recessed downlighters, pedestal wash hand basin with mixer tap and tiled splashback over, WC, wood effect vinyl flooring, coved ceiling, radiator.

Outside:
The property is set well back from the road by a generous brick block paved driveway providing off-road parking for four cars and access to the double garage. The secluded front garden is laid to lawn and slate chippings, bordered by flower and shrub borders and surrounded by hedging. A pathway leads to the front entrance and beyond to a side gate opening to the rear garden. The large rear garden is mostly laid to lawn, attractively landscaped with flower and shrub borders and natural hedging to the perimeter. There are paved terraces, water butts, outdoor lighting and power points, an outside tap, a greenhouse, cherry and crab apple trees, and a paved pathway to the rear of the garage accessing a storage area with a wall-mounted canopy over and a garden shed.

Double Garage 17'6 x 17'4
With two remote controlled electric roller doors, power and light, fitted workbench, rear aspect window, fitted wooden steps to fully boarded loft space with power and light, personal door to rear.





Local Authority Dover District Council
Council Tax Band G
EPC Rating D

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