



Alandale, Alkham Valley Road,  
Alkham, Dover, CT15 7DF  
Offers Over £450,000

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# Alandale

Alkham Valley Road, Alkham, Dover

Detached bungalow set within 1/3 of acre plot adjoining open fields with wonderful views. NO CHAIN.

## 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 detached bungalow was originally constructed in 1932 and has been in the same family for over fifty years. It would now benefit from some updating and modernisation and possibly an extension, subject to obtaining the usual consents etc. Sitting in such a super plot and in a slightly elevated position allows the property to take full benefit of some rather lovely far reaching countryside views. The accommodation itself has been altered slightly over the years and now consists of an entrance hall with access to the front bedroom and the generous sitting/dining room which is double aspect allowing

an abundance of natural light. An inner hall opens to a further good size double bedroom and a fitted kitchen with built-in eye level double oven and hob with extractor over, off here is a useful conservatory ideal as a boot room. A small inner hall has a deep shelved airing cupboard with hot water tank and a further storage cupboard, plus access to the bathroom.

## Outside

The extensive gardens to the rear are fully enclosed and laid mainly to lawn with established hedging. There are several areas within the garden they include; a fenced vegetable garden, fruit cage and a smaller garden shed positioned at the top of the garden. Near the property is a generous greenhouse and workshop, both in good order and ideal for the avid gardener or DIY enthusiast. The front garden is beautifully landscaped with neat lawn and flower borders leading up to the front door.

## Services

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

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E



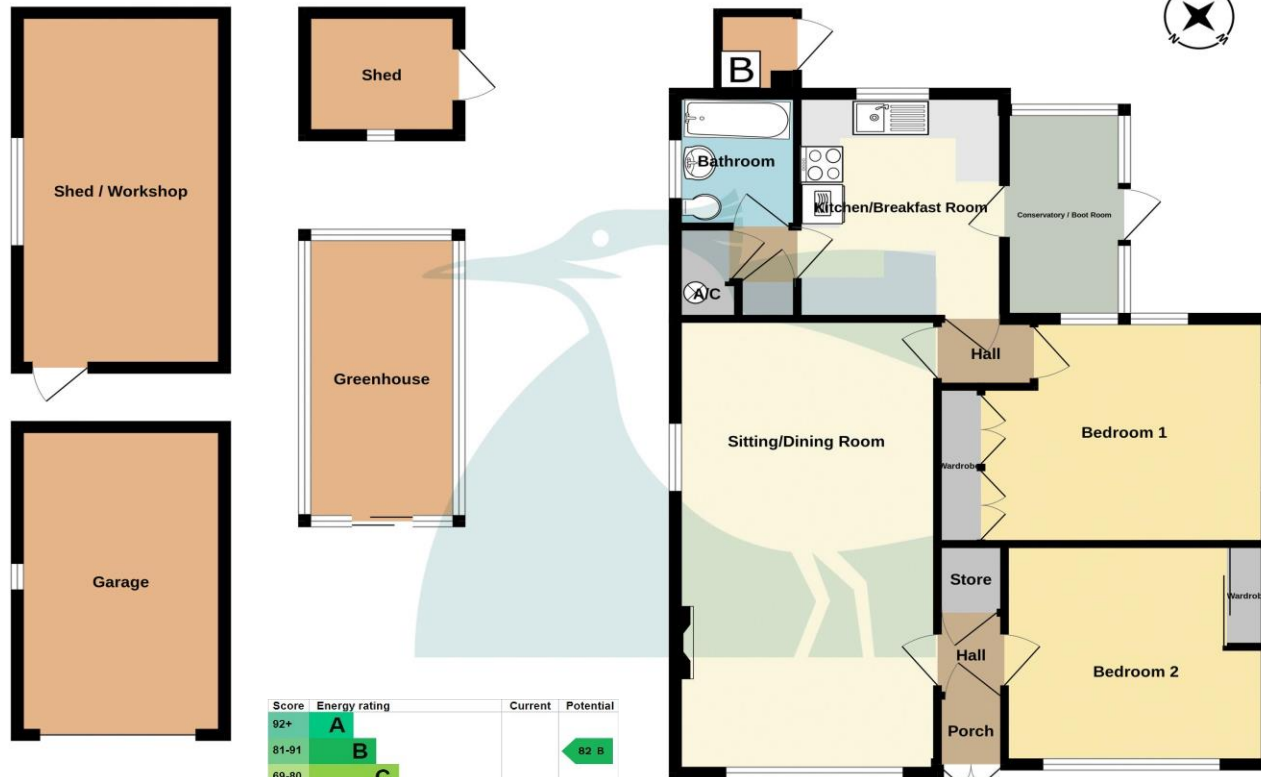


To view this property call Colebrook Sturrock on **01303 892000**



Outbuildings  
446 sq.ft. (41.4 sq.m.) approx.

Ground Floor  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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### Entrance Porch

**Sitting /Dining Room**  
22' 3" x 11' 11" (6.78m x 3.63m)

**Kitchen / Breakfast Room**  
10' 7" x 9' 4" (3.22m x 2.84m)

**Bedroom One**  
15' 6" x 11' 0" (4.72m x 3.35m) measured into wardrobe

**Bedroom Two**  
11' 11" x 10' 10" (3.63m x 3.30m)

**Bathroom**  
6' 6" x 5' 6" (1.98m x 1.68m)

**Conservatory / Boot Room**  
10' 3" x 5' 5" (3.12m x 1.65m)

**Garage**  
15' 1" x 9' 5" (4.59m x 2.87m)

**Shed / Workshop**  
17' 5" x 9' 6" (5.30m x 2.89m)

**Greenhouse**  
14' 0" x 7' 3" (4.26m x 2.21m)

**Shed**  
7' 0" x 6' 0" (2.13m x 1.83m)

### 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.

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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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