



Meadow Cottage  
Alkham, Dover, CT15 7EE  
£850,000

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# Meadow Cottage, Alkham

A spacious beautifully presented family house in an idyllic village setting offering exceptional accommodation in a beautiful setting. No Chain.

## Situation

Meadow Cottage is beautifully positioned at the top of Alkham within a desirable and most popular and picturesque village lane. Alkham itself offers a wealth of beautiful scenic rural walks, rides and cycle routes. There is a popular Restaurant/bar The Marquis, village green, park, community hall with regular activities. The town centre of Folkestone is situated only 4 miles away with its range of shopping, restaurants, arts and crafts 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 reduce travel time commuting to under 1 hour.

## The Property

Meadow Cottage is ideally positioned in this quiet, picturesque location with its breathtaking rural views. It is an exceptional home having been completely transformed by its current owner and is now a contemporary modern, light-filled family home, offering adaptable living spaces designed for both comfort and style. A large reception hall, sets the tone for the spaciousness throughout. From here, there is access to a stylish dining room, a well-equipped kitchen fitted with high-quality integrated appliances, a practical utility room, and a cloakroom/WC. An open-plan family room seamlessly flows into the vast sitting room, where a multi-fuel stove creates a warm and inviting atmosphere, while a separate, generous study provides the perfect space for home working. Also on the ground floor, a superb double bedroom with built-in wardrobes and a private en-suite offers excellent flexibility. Upstairs, three impressive double bedrooms await, each offering an abundance of space and natural light while the principal bedroom boasts a luxurious en-suite shower room and a walk-in dressing room, adding a touch of indulgence to everyday living. Set in an idyllic village location, this beautifully updated home enjoys stunning countryside views, providing a peaceful yet well-connected retreat. A must-see for those seeking space, modern elegance, and a tranquil rural lifestyle.

## Outside

The rear garden is an exceptional outdoor space being generous, fully enclosed and primarily laid to lawn, complemented by a charming wooded area that adds both character and privacy. A large decked terrace with a balustrade provides the perfect setting for outdoor entertaining, while a paved patio wraps around the side of the property. A 1,000-litre oil tank and a useful garden shed are neatly tucked away to also at the side, ensuring practicality without compromising aesthetics. At the far end of the garden, a substantial outbuilding presents exciting possibilities for storage, a home gym, or even a workshop. To the side of the property, a unique parcel of land features mature trees and gated access from the lane. This space offers incredible potential, whether for additional parking or the construction of a double garage (subject to necessary permissions). At the front, the property has been thoughtfully designed for off-road parking, providing ample space for multiple vehicles and convenient access to the integral garage. This exceptional outdoor space perfectly complements the home, offering a blend of functionality, privacy, and exciting opportunities for further enhancement.

## Services

Mains services are understood to be connected. Oil central heating.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: D

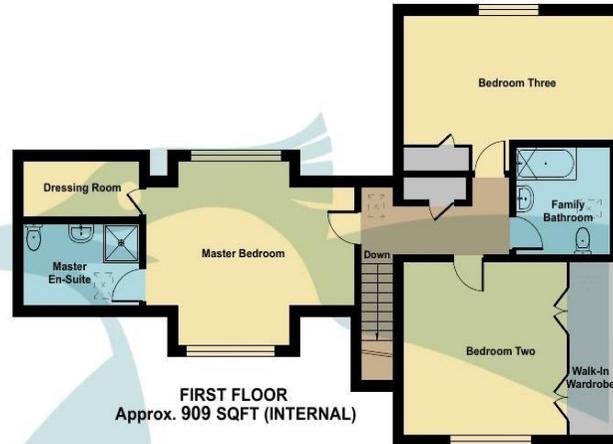
## Agents Note

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**

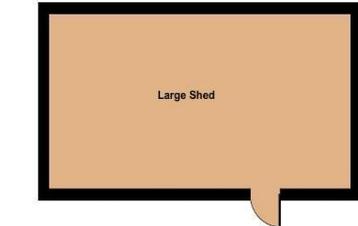
Approximate Area = 2777 sq ft / 257.9 sq m (includes garage)  
 Sheds = 461 sq ft / 42.8 sq m  
 Total = 3238 sq ft / 300.7 sq m  
 For identification only - Not to scale



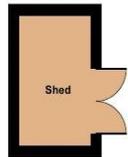
FIRST FLOOR  
Approx. 909 SQFT (INTERNAL)



GROUND FLOOR / GARAGE  
Approx. 1868 SQFT (INTERNAL)



LARGE SHED  
Approx. 323 SQFT (INTERNAL)



SHED  
Approx. 58 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

Large Shed  
24' 7" x 13' 1" (7.49m x 3.98m)

Shed  
9' 10" x 5' 11" (2.99m x 1.80m)

Reception Hall

Kitchen/Breakfast Room  
17' 0" x 14' 11" (5.18m x 4.54m)

Sitting Room  
22' 8" x 17' 3" (6.90m x 5.25m)

Family Room  
11' 9" x 11' 9" (3.58m x 3.58m)

Dining Room  
12' 0" x 11' 8" (3.65m x 3.55m)

Study  
18' 4" x 7' 3" (5.58m x 2.21m)

Utility Room  
10' 4" x 6' 9" (3.15m x 2.06m)

Cloakroom / WC

Sun Room  
13' 9" x 9' 1" (4.19m x 2.77m)

Bedroom Four  
13' 0" x 10' 10" (3.96m x 3.30m)

Dressing Room & En-suite

Master bedroom  
17' 2" x 9' 0" (5.23m x 2.74m)

Master En Suite & Dressing Room

Bedroom Two  
17' 7" x 13' 1" (5.36m x 3.98m)

Bedroom Three  
17' 9" x 9' 9" (5.41m x 2.97m)

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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