



3 Meadow Hill Cottages Hogbrook Hill Lane
Alkham, Dover, CT15 7AR
£375,000 NO CHAIN

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3 Meadow Hill Cottages

Alkham, Dover

An idyllic country style modern cottage with three bedrooms, situated in a tranquil setting in the heart of the Alkham Valley.

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 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 is a charming mid-terrace modern style cottage offering deceptively spacious family accommodation thoughtfully constructed with an emphasise on quality and country living. The entrance hall has feature full length glass panels dividing the large modern kitchen/breakfast room with its contemporary design which includes various quality integrated appliances with a area for a dining suite. There is also a cloakroom/wc on this floor. The sitting room is positioned at the rear with bespoke beautifully crafted, wood display cabinets and patio doors that open to a super conservatory with full height glass roof. There is underfloor heating throughout the whole ground floor.

Upstairs is a spacious landing with two double bedrooms, both having ample storage with the master having a separate en-suite shower room and a stylish family shower room. Bedroom three is a single room, however it would make a perfect office and has a further door leading to an enclosed stairway opening to a generous spacious loft space with Velux window overlooking the front and eaves storage. This really is an impressive property and viewing is essential to fully appreciate the deceptive size and location of this stunning house.

Outside

The rear gardens are of a good size, fully enclosed by high panelled fencing with latch gate to the far rear. The garden is considered low maintenance with slate floor and several large raised beds. The front garden has been beautifully designed and is also considered low maintenance having a large area of artificial lawn, cobbled path leading to the front door and pretty flower borders. Attractive large Car Barn offers parking and storage with further additional visitors parking.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

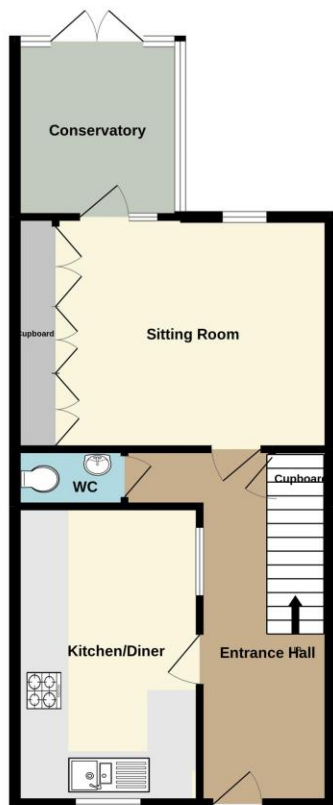
Agents Note

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.

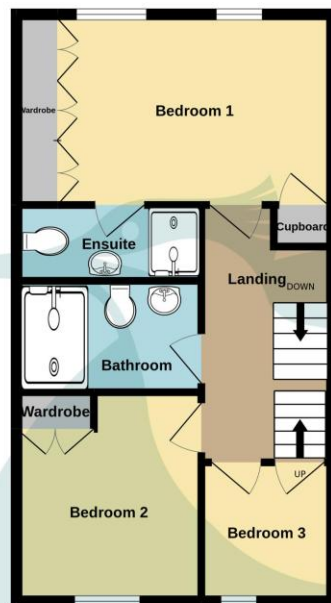


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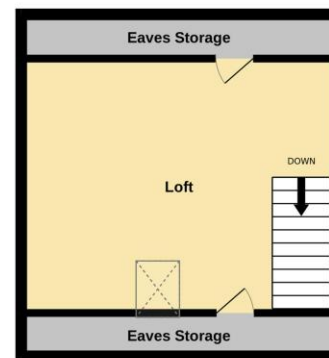
Ground Floor
552 sq.ft. (51.3 sq.m.) approx.



1st Floor
478 sq.ft. (44.4 sq.m.) approx.



2nd Floor
278 sq.ft. (25.9 sq.m.) approx.



Entrance Hall

Kitchen/Diner

15' 1" x 9' 4" (4.59m x 2.84m)

WC

2' 11" x 5' 7" (0.89m x 1.70m)

Sitting Room

11' 9" x 16' 1" (3.58m x 4.90m)

Conservatory

8' 3" x 8' 6" (2.51m x 2.59m)

Bedroom One

9' 5" x 16' 6" (2.87m x 5.03m)

En-suite

3' 6" x 9' 5" (1.07m x 2.87m)

Bathroom

5' 8" x 8' 7" (1.73m x 2.61m)

Bedroom Two

10' 7" x 9' 5" (3.22m x 2.87m)

Bedroom Three

7' 0" x 6' 8" (2.13m x 2.03m)

Loft Room

13' 0" x 15' 10" (3.96m x 4.82m)

TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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