









HILLSIDE FARM, Alkham Valley Road, Hawkinge, Folkestone, Kent CT18 7EJ

EQUESTRIAN WITH LAND - A delightful character 3 bedroom detached family ACCOMMODATION (see floor plan) farmhouse c1800 (unlisted) set in 3.27 acres (TBV*) plus a well set up Equestrian Facility and outstanding elevated views to the rear over the Alkham Valley & set in glazed windows to the front and double glazed windows to the rear. an Area of Outstanding Natural Beauty.

INSTALLED RIDING ARENA (40m x 20m) with sand surface and further permission to extend to (60m x 20m).detached wooden stable block and purpose-built yard gated dishwasher,and some freestanding units,including a fridge/freezer, to both ends,3 loose boxes, feed room (with overhang & part roofed to one end) 6 DINING ROOM: Cast iron feature fireplace with wood surround & mirror, doors to adjoining paddocks with Jacksons post and railed fencing.

There are a range of further useful outbuildings including a large barn, triple garage and open fronted hay barn/tractor store with plenty of parking by the outbuildings picturesque views of the garden and further single door to garden.

This delightful property is well presented throughout and is deceptively light & door to the side parking area and front gates. spacious, includes 3 bedrooms and 3 reception rooms. Additionally, the foundations are already now in place for a two-storey extension, providing additional master bedroom suite with dressing room and en suite and farmhouse kitchen extension, offering great potential to further enhance this already wonderful home.

LOCATION & AREA AWARENESS

The property is situated on the outskirts of the popular village of Hawkinge and the town of Folkestone and in the Alkham Valley which is designated as an Area of Outstanding Natural Beauty. The village has a range of amenities, including a very fireplace, storage cupboard, dual aspect with wonderful far reaching breath taking successful restaurant/bar, namely The Marquis of Granby which can be found in the views over the adjoining countryside. centre of the village overlooking the village green and park. There is also a BEDROOM THREE: A single room, currently used as a study and views to the front Community Hall with regular clubs and activities, plus a large Equestrian Centre. The of the property. town centre of Folkestone is situated only 4 miles away with its relatively new FAMILY BATHROOM / SHOWER ROOM: Large bath with shower system & screen shopping centre, restaurants and coffee shops. The Channel Port of Dover is within installed, vanity cupboard & wash basin, WC. 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 house has retained some its original character and is well presented with triple

ENTRANCE DOOR: Leads into a small lobby at the front of the house with doors leading to kitchen, dining room and stairs.

The equestrian facilities are set to the rear of the property with a NEWLY KITCHEN/BREAKFAST ROOM:A double aspect room, with a range of fitted kitchen base cupboards with worktops, sink unit with mixer tap, electric AGA, space for

family room and kitchen with french doors to the patio.

SITTING ROOM: French doors to side aspect and opening to gardens with

FAMILY ROOM: French doors to patio and woodburning stove.

UTILITY ROOM: Leading off the family room with space for white goods with outer

DOWNSTAIRS SHOWER ROOM: This adjoins the utility room, with a level access shower, WC and washbasin.

FIRST FLOOR

Carpeted wooden staircase leading off from the front lobby area to bedrooms. The loft space has been fully boarded for extra storage space.

BEDROOM ONE: A double sized room with open cast iron fireplace, WC and washbasin, with views to the side over the garden.

BEDROOM TWO: A double sized room open fireplace cast iron feature

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BEDROOM THREE: A single room, currently used as a study and views to the surrounding local area before proceeding in a purchase: front of the property.

FAMILY BATHROOM / SHOWER ROOM: Large bath with shower system & screen installed vanity cupboard & wash basin WC.

EQUESTRIAN FACILITIES & OUTBUILDINGS

NEWLY INSTALLED RIDING ARENA (40m x 20m) - permission to extend to 60mx TENURE: Freehold

COMPACT STABLE BLOCK: 3 Chart timber loose boxes. Feed Room on concrete with enclosed yard area and gated to both ends(with power/lights, water via external taps/house or water butts from the stable yard roof.

OUTBUILDINGS: access via the gravelled double gated drive from the road to FLOOD RISK: Zone 1 the side of the house with side access via pedestrian gate to the side of the main entrance gates.

BARN/WORKSHOP:located adjacent to the house & stables, brick built with three pase power installed.

TIMBER THREE BAY GARAGE

OPEN FRONTED HAY & MACHINARY STORE

The paddocks stretch away from the house on a slight incline in the main paddocks and are post and railed fenced with Jackson fencing there are 6 paddocks in all of varying sizes with access gates to all and from the stables.

LAND & GROUNDS

The main pasture land of 3.27 acres(TBV*)is directly behind the house. The acreage stated at the property is *TBV - (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property

and the following websites for more helpful information about the property and

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

MATERIAL IMFORMATION & SERVICES

PROPERTY TYPE: Detached CONSTRUCTION: Brick around 1800. NUMBER & TYPE OF ROOMS: 3 beds 4 recs. See attached floor plans.

PARKING: Parking on the drive for cars, trailers, horseboxes. TITLE NUMBER/S: K967875

TAX BAND: D LOCAL AUTHORITY: Folkestone & Hythe District Council

HOUSE EPC RATING: D 57/84 Certificate Number: 8024-6726-6510-9658-4996 Full ratings & advisories/estimated costs are now online at the .gov web site:

https://find-energy-certificate.digital.communities.gov.uk/

SERVICES: Oil central heating with boiler installed outside, Private drainage to cess pit, Mains water and electricity, solar panels installed to the rear of the property, providing extra heat for the lounge & second bedroom.

MOBILE & INTERNET CONNECTIONS: Fast Fibre broadband connected to the house

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

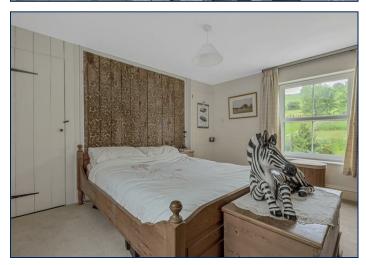
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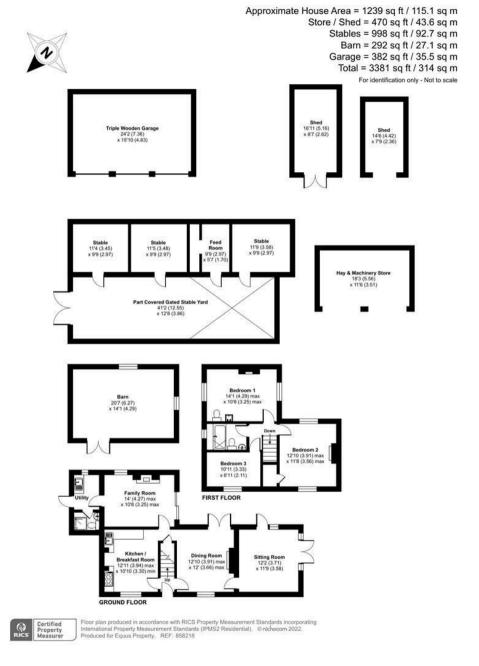
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Guide price £887,000



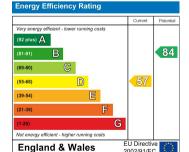


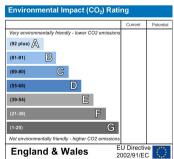












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