



EQUUS

Country & Equestrian



OLD FARMHOUSE
OLD CHALKSIDE
FARM

OLD FARMHOUSE



OLD FARMHOUSE, Warren Lane, Alkham, Kent CT15 7ED

VILLAGE & COUNTRY - CHAIN FREE Very well-presented country & equestrian farmstead set in 1 acre (*TBV) comprising of a stunning Georgian Grade II listed, 4 bed detached principal residence of (2363 sq.ft.)

For EQUESTRIAN use a semi circular enclosed stable yard with 4 loose boxes, tack/feed room and a fenced paddock. The whole occupies a tranquil location surrounded by a picturesque landscape of farmland on the edge of the Alkham Valley.

Set off a country lane, the whole has been transformed and converted over the years and now provides excellent family accommodation.

The spacious accommodation offered within the principal dwelling includes high ceilings, country kitchen/breakfast room, large fireplace in the main living room and a wealth of other interesting retained period features with a lower ground floor for an office & gym.

Outside the gardens are screened and secluded to the rear and has a large terrace area, heated swimming pool and bar for those outside dining days with views over the paddock and farmland.

SITUATION & LOCATION

The property is located in the rural borders of the Alkham village, nestled on the edge of the Kent Downs in an Area of Outstanding Natural Beauty. Located near Folkestone and the Port of Dover, and minutes from local facilities and good commuting routes. There is a primary school at River approximately 5 miles in distance. In addition there are a wide selection of state primary, upper and independent schools within the vicinity. The property provides good road access to the A2/M2 or the M20 via A20. Nearby

towns of Dover and Folkestone are within 5 miles distance, Ashford is approximately 20 miles, City of Canterbury is approximately 14 miles. Dover Priory Rail station is approximately 6 miles distance. Folkestone Channel Tunnel Rail Link is approximately 10 miles distance (via A260) connecting with Ashford International Station and links to London and Europe.

LAND

The whole including house, gardens and pasture land is 1 acres (*TBV). The acreage and or land shown / stated on any map and or screen print for the property is *TBV - (To Be Verified), which means that the land has not been formally measured and or verified 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 against the Land Registry Title 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 titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited /qualified company who can measure the area for a compliant Land Registry Title.

MATERIAL INFORMATION & SERVICES /OUTGOINGS

TENURE: Freehold

PROPERTY TYPE: Detached

CONSTRUCTION: Brick Grade 11 listed

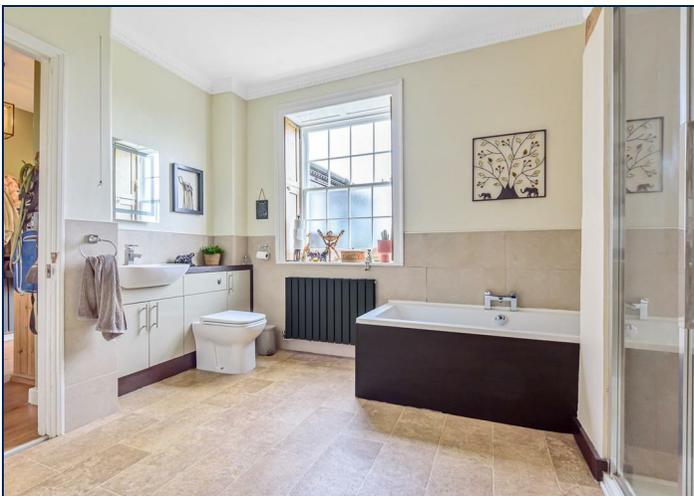
NUMBER & TYPE OF ROOMS: 4 beds 4 recs. See attached floor plans.

PARKING: Multiple parking on the side drive for cars, trailers, horseboxes.

TITLE NUMBER/S: K807816/K815817

FLOOD RISK: Zone 1

TAX BAND: E LOCAL AUTHORITY: Dover District



Council
MAIN HOUSE EPC RATING: Exempt – Grade 11 Listed
SERVICES: Private Drainage - Cess Pit, Mains electricity. Mains water, Oil central heating
MOBILE & INTERNET CONNECTIONS: see useful websites.

OUTBUILDINGS & STABLES : Mains electric & water

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase :
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

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent - Celia Ransley
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
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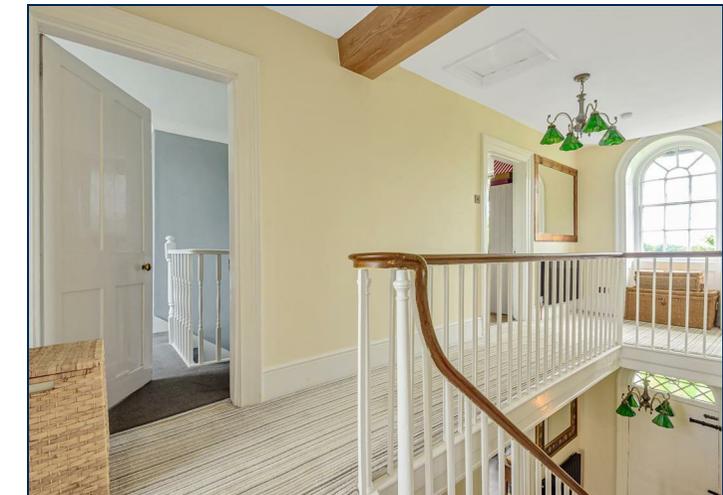
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If inspecting the outbuildings, any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Any Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS

From Canterbury: Leave on the A2050 southeast away from the city centre and join the A2 heading towards Dover. After around 7.2 miles on the A2, turn right onto Lydden Hill and after 1.2 miles, turn right onto Warren Lane where the property can be found around 1 mile up Warren Lane.

Guide price £825,000



Main House = 2363 sq ft / 219.5 sq m
 Stables & Outbuildings = 1249 sq ft / 116 sq m
 Total = 3612 sq ft / 335.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Equus Property. REF: 904861

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