



EQUUS

Country & Equestrian



WOLVERTON



WOLVERTON, Alkham Valley Road, Alkham, Kent CT15 7DS

An attractive detached brick and flint character 2 bedroom cottage set in 3.2 acres (*TBV) with a further detached 1 bedroom annexe, stables and riding arena. The property occupies a lovely rural position at the foot of the Alkham Valley with wonderful views and miles of hacking out on an adjacent bridleway with no roadwork required.

The well laid out Equestrian facilities include a purpose-built stable yard of 3 loose boxes plus larger corner box and tack room with sink. Adjacent is a detached wooden hay storage barn with mezzanine first floor storage area. The professionally installed Charles Britton riding arena of 40m x 20m has a rubber/sand surface with floodlights. There are 3 adjoining paddocks with field shelter and equi fencing with potential to create a further grazing area on the lower garden area.

Originally a Square Oast (Circa 1800s) the main accommodation includes, on the ground floor, fully fitted modern kitchen with Range stove and some integral appliances, sitting room with feature fireplace, sun room, dining room and a downstairs cloakroom. On the first floor there are 2 bedrooms and a family bathroom. A further detached building has been converted into self-contained accommodation and includes an open plan kitchen/bedroom, conservatory and separate bathroom/shower room (N.B. Could also double up for use as a holiday let./airBnB).

Two separate entrances lead into the property, one gives access to the garage (which may offer further scope for conversion into accommodation or a home office) and with adjacent parking for 2/3 vehicles. Further along the lane is a gated vehicular entrance leading to the lower garden area and giving access to the pastureland and equestrian yard with ample space for trailer and horsebox parking.

GARDENS

The gardens are mainly between the cottage, annexe and garage/workshop and are mature south facing landscaped gardens, with a stepped terrace and brick pathways between with well planted shingle flower beds. To the front of the cottage is a brick patio with steps leading down to the large front lower lawn. Beyond the annexe is a less formal garden which includes a shed and greenhouse.

LAND & GROUNDS

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 Plan.

SITUATION & LOCATION

The property enjoys an enviable position with a southerly aspect and is approached via a short country lane just off the Alkham Valley Road. designated as a Bridle Path and offering glorious off road hacking and

country walk within the Kent Downs National Landscape, yet minutes from local facilities with a wide selection of state primary, upper and independent schools within the vicinity. For commuting there is good access to the M20 via the A20 or A260. The Folkestone Channel Tunnel Rail Link is approximately 7 miles distance (via A260) connecting with Ashford International Station and rail links via the High Speed to London Stratford & St Pancras and Dover Priory Rail station is approximately 5 miles distance. For more comprehensive amenities and facilities the coastal town of Folkestone is within 5 miles, Ashford town is approximately 19 miles and the City of Canterbury is approximately 14 miles.

MATERIAL INFORMATION

MAIN HOUSE - TENURE: Freehold

PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick & Flint

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: By the house and stable yard

FLOOD RISK: Zone 1-

AGENTS NOTE - The property is located along the Alkham Valley and is monitored throughout the year by the Environmental Agency the groundwater along the valley. If the levels are high the lower garden and side paddock can become wet as this is the lowest part of the property. The vendor advises that this does not impact on the house, garage, annexe stables, barn or riding arena.

TITLE NUMBER: K324753

LOCAL AUTHORITY: Dover District Council

TAX BAND: E

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

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

SERVICES & OUTGOINGS

MAIN HOUSE

HEATING: LPG & Boiler

SERVICES : Mains drainage, water & electricity

OFCOM - Mobile & Broadband

BROADBAND

The seller uses Starlink : [https:// www.starlink.com](https://www.starlink.com)– also see useful website links.

MOBILE COVERAGE

The seller uses 02 mobile - also see useful website links.

ANNEXE SERVICES:

WATER SUPPLY/ELECTRICITY/DRAINAGE: Mains

HEATING: Glow warm boiler which runs from calor gas bottles

PROPERTY TYPE: Detached

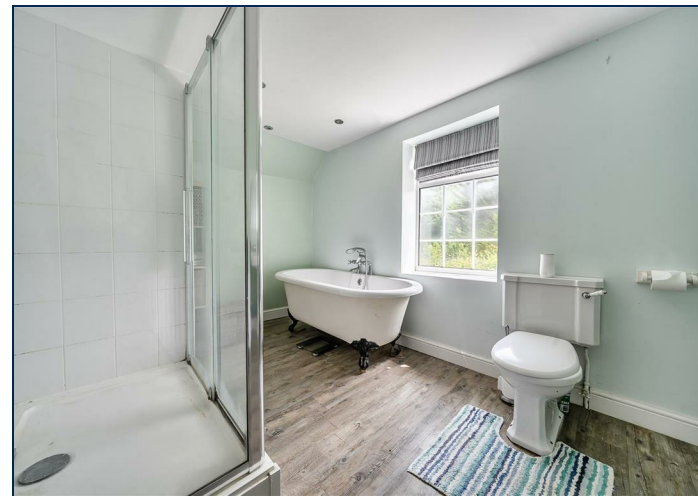
PROPERTY CONSTRUCTION: Brick

NUMBER & TYPE OF ROOM/S: see attached floor plans.

TAX BAND: A

EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:

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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
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

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VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

Guide price £720,000





Main House = 1400 sq ft / 130 sq m
Garage = 425 sq ft / 39.4 sq m
Annexe = 424 sq ft / 39.3 sq m
Stables & Outbuilding = 1354 sq ft / 125.7 sq m
Total = 3603 sq ft / 334.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Equus Property, REF: 1312751

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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