



Rose Cottage  
Slip Lane | Alkham | Dover | CT15 7DB

FINE & COUNTRY



# Step inside

## Rose Cottage

Set well back from the lane in the midst of a large, wraparound garden the characterful Rose Cottage is a delight, with its multi-pane and small bay windows, central chimneystack and white walls. It dates back to the 17th century and has been extended outwards and upwards over the years and now provides a delightful rural family home. It is approached through a five bar gate and a gravel driveway flanked by a large lawn with an impressive Tulip tree that turns golden in the autumn. The drive provides off road parking for three or four cars and leads to a recently constructed garage and carport with storage facilities. A conservatory style entrance porch leads to the charming dual aspect dining room in the original part of the cottage. This has engineered oak flooring, stairs to the first floor and an oak and glass door that opens into the relaxing, dual aspect lounge with a fireplace and log burner.

There is a spacious dual aspect kitchen/breakfast room with limestone flooring and inset ceiling lights, attractive units housing a fridge, freezer and dishwasher as well as space for a range cooker and a door to a conservatory/boot room with access to the drive. Adjacent to the kitchen is a trendy double shower room and a large utility room with a new boiler. This leads out to a gravel path and a gorgeous raised terrace that is a real suntrap in the secluded south facing garden as well as a summerhouse/bar surrounded by a mature cottage style garden with lawns, fruit trees and a greenhouse/potting shed as well as a small stream and waterfall leading to a lilypond. There is also a concrete base that could be used as the foundation for an office or studio. Upstairs a family bathroom and four generous sized double bedrooms with bespoke window shutters including one with built in cupboards completes the accommodation.



# Seller Insight

“ It is a stunning spot living at the bottom of the valley and there are beautiful secluded walks accessible directly opposite the house. It is also very good if you enjoy cycling and riding as there are bridle paths and an equestrian centre nearby. We feel we have the best of both worlds here. Enjoying peace and quiet in the wonderful countryside surrounded by a friendly village community, while 13 minutes down the road we can be on the beautiful beaches of Folkestone. If we want a meal out we can stroll round to the Marquis of Granby while if you enjoy golf there is a number of club including Etchinghill Golf Club or the Walmer and Kingdown Club near Deal and for water sports and sailing there is the Royal Cinque Ports Yacht Club in Dover.

The location is extremely convenient as it is only a short distance to the M20. If we needed to commute to London, we could be at Folkestone West station in five or six minutes for the high speed train to St Pancras, while it is simple to get to the Eurotunnel for the Continent. There are excellent private and grammar schools in Folkestone, Dover and Canterbury and the primary school in River has been rated as Outstanding by Ofsted. Shopping facilities are easily accessible in Whitfield as well as Folkestone and Dover.”\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**Travel Information**

By Road	
Folkestone West Station	5.4 miles
Dover Docks	6.5 miles
Channel Tunnel	6.2 miles
Canterbury	15.4 miles
Charing Cross	72.3 miles
Gatwick	76.5 miles

By Train from Folkestone West	
St. Pancras	52 mins
Ashford International	13 mins
Canterbury	40 mins
Charing Cross	1hr 30 mins
Victoria	1hr 18 mins

**Leisure Clubs & Facilities**

Dover Sea Sports Centre	01304 212880
Royal Cinque Ports Yacht Club	01304 206262
Folkestone Rugby Club	01303 266887
Etchinghill Golf Club	01303 862929
Walmer and Kingsdown Golf Club	01303 373256
Hogbrook Equestrian Centre	01303 824499

**Healthcare**

Hawkinge and Elham Surgery	01303 840213
Dr. Chaudhuri	01304 206463
Dover Medical Practice	01304 865555
Buckland Hospital	01304 222510
Royal Victoria	01303 850202

**Education**

<b>Primary Schools:</b>	
River Primary School	01304 822516
Temple Ewell C. of E. Primary	01304 822665
Dover College Junior	01304 205969

**Secondary Schools:**

Folkestone School for Girls	01303 251125
Harvey Grammar School	01303 252131
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Dover College	01304 205969
Duke of York's Royal Military School	01304 245024

**Entertainment**

The Marquis of Granby	01304 873410
Rocksalt	01303 212070
Best Western Hotel	01304 203633

**Local Attractions/Landmarks**

The Leas  
 Crabble Corn Mill  
 Kearsney Abbey  
 Russell Gardens  
 The White Cliffs of Dover and Samphire Hoe  
 Dover, Walmer and Deal Castles  
 Dover Museum  
 Lydden Temple Ewell Nature Reserve  
 Lydden Motor Racing Circuit



**GROUND FLOOR**

Porch	
Lounge	14'8 x 13'10 (4.47m x 4.22m)
Dining Room	14'7 x 13'8 (4.45m x 4.17m)
Kitchen/Breakfast Room	14'8 x 12'2 (4.47m x 3.71m)
Bathroom	
Utility Room	12'3 x 8'3 (3.74m x 2.52m)
Side Porch/Entrance	

**FIRST FLOOR**

Landing	
Bedroom 1	15'0 x 14'8 (4.58m x 4.47m)
Bedroom 2	14'10 x 14'6 maximum (4.52m x 4.42m)
Bedroom 3	12'2 x 11'5 (3.71m x 3.48m)
Bedroom 4	12'0 x 11'3 (3.66m x 3.43m)
Bathroom	

**OUTSIDE**

Rear Garden	
Summer House	9'2 x 9'2 (2.80m x 2.80m)
Front Garden	
Driveway	

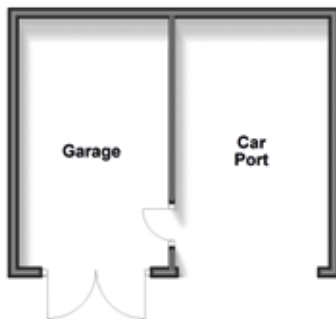
**OUTBUILDING**

Garage	15'7 x 9'4 (4.75m x 2.85m)
Car Port	15'7 x 9'5 (4.75m x 2.87m)

**First Floor**  
Approx. 73.0 sq. metres (785.6 sq. feet)



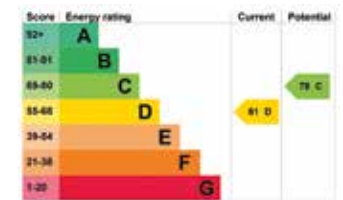
**Outbuilding**  
Approx. 27.7 sq. metres (296.4 sq. feet)



£ 725,000

Council Tax Band: E

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 29.08.2023





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