Greenwood Slip, Slip Lane
Alkham, Dover, CT15 7DA
Offers in Excess of £750,000

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Greenwood Slip

Slip Lane, Alkham, Dover

A superb family house set in large gardens and nestled in a desirable semi-rural lane in a sought-after village location.

Situation

Greenwood Slip occupies a particularly desirable position within Slip Lane, one of Alkham's most sought-after village settings. Surrounded by the rolling countryside of the Alkham Valley, the village is renowned for its scenic walks, riding and cycling routes, with a welcoming community centred around the village pub and restaurant overlooking the cricket ground and park. A community hall, regular local activities and equestrian centre add to the appeal, while the nearby Channel Port of Dover provides a range of shopping, recreational and educational facilities. Folkestone is approximately four miles away, with its vibrant town centre, restaurants and coffee shops, while Canterbury is readily accessible via the A2. Excellent commuter connections are also available from Folkestone and Dover, including the high-speed rail service to London St Pancras. The Eurotunnel (approx. 10 mins distant) and the Port of Dover provide easy access to the continent.

The Property

A welcoming entrance porch opens into a generous reception hall, with a blend of parquet and engineered oak flooring extending throughout much of the ground floor. The spacious sitting room provides an inviting focal point with its exposed brick fireplace and wood-burning stove, while beyond lies a sociable open-plan dining room leading into a striking garden room. With exposed beams, a vaulted ceiling and attractive views over the garden, this exceptional space creates a wonderful sense of light and volume. The impressive kitchen/breakfast room is comprehensively fitted with contemporary-style cabinetry, complemented by Corian and oak block work surfaces and a useful range of integrated NEFF appliances with an induction hob and Corian splashback. A breakfast bar provides an ideal informal space for everyday dining, while a cloakroom and separate utility room add further practicality. The utility room also provides access to the integral garage and garden. On the first floor, a spacious galleried landing leads to four well-proportioned bedrooms, including a principal bedroom with ensuite facilities and Hammonds wardrobes fitted to bedroom three. A well-appointed family bathroom, incorporating Jack and Jill access, serves the remaining bedrooms.

Outside

Approached via a private driveway, the property enjoys extensive parking with ample space for multiple vehicles and access to an integral garage with electric door, power and lighting. The beautifully landscaped gardens provide a wonderful sense of privacy, with sweeping lawns framed by mature trees, established planting and colourful borders. A low-maintenance pebbled terrace leads to a raised deck with power, while further secluded areas include a sun terrace with far reaching views over the Alkham Valley, a greenhouse, substantial workshop, timber store and pergola. The manicured front garden houses a versatile Cedar clad timber cabin, with power and a heater installed, presently used as a gym but would also make an ideal home office or sun room. Mature, hedged boundaries and established planting complete this idyllic and thoughtfully designed outdoor space.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **Tel: 01304 821199**

Tenure

Freehold

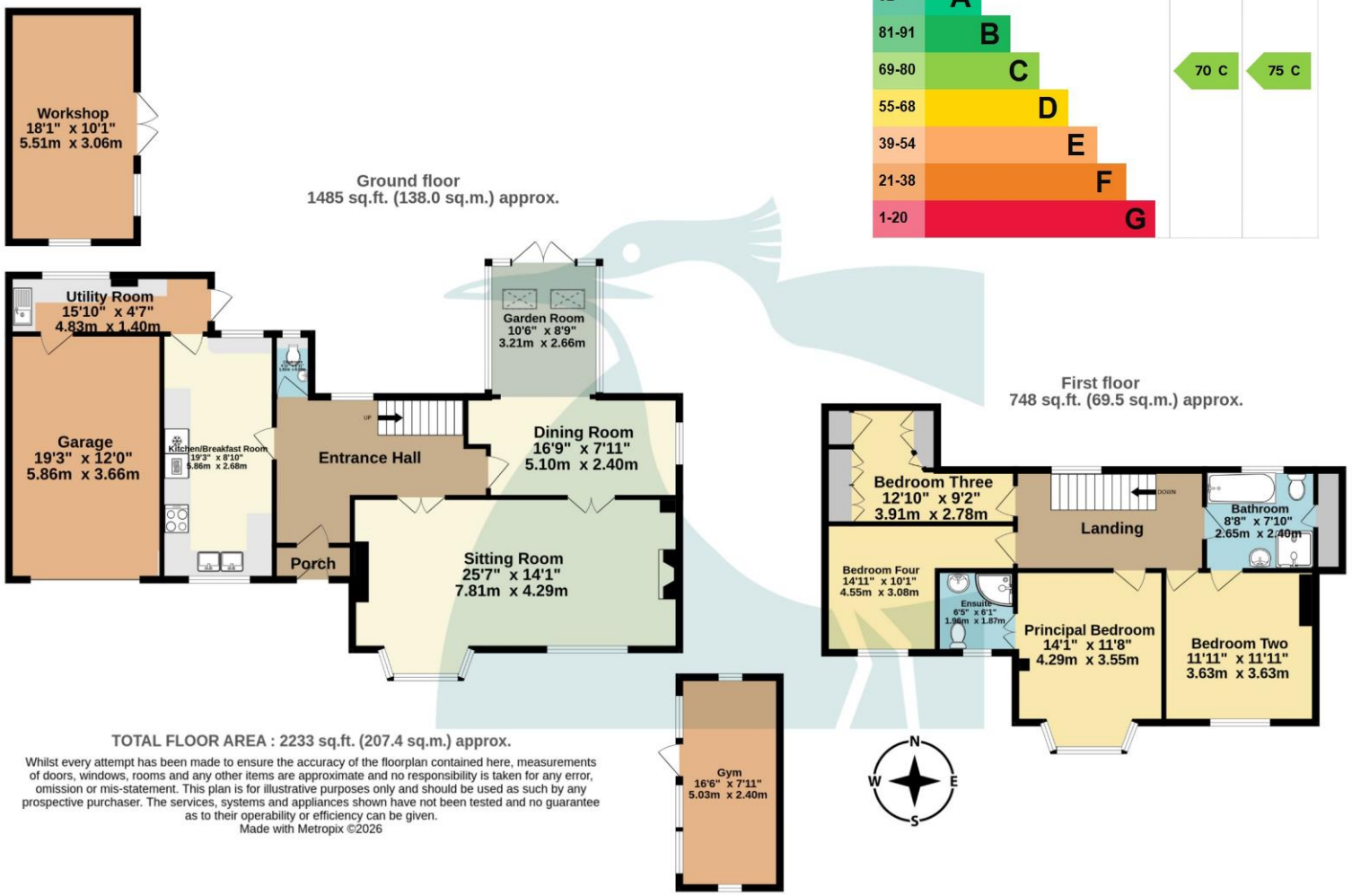
Current Council Tax Band: F

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.

To view this property call Colebrook Sturrock on 01304 381155



TOTAL FLOOR AREA : 2233 sq.ft. (207.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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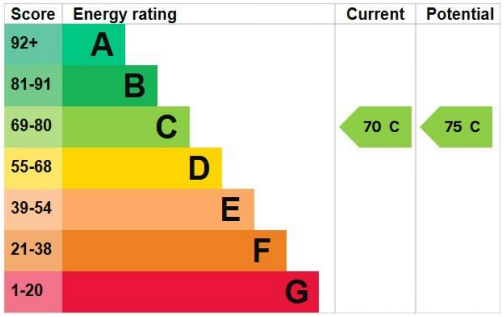

Sitting Room
25' 7" x 14' 1" (7.79m x 4.29m)

Dining Room
16' 10" x 7' 11" (5.13m x 2.41m)

Garden Room
10' 6" x 8' 9" (3.20m x 2.66m)

Kitchen/Breakfast Room
19' 3" x 7' 10" (5.86m x 2.39m)

Utility Room
15' 10" x 4' 7" (4.82m x 1.40m)

Integral Garage
19' 3" x 12' 0" (5.86m x 3.65m)

First Floor

Principal Bedroom
13' 9" x 11' 10" (4.19m x 3.60m)

En-suite Shower Room
6' 5" x 6' 1" (1.95m x 1.85m)

Bedroom Two
12' 4" x 11' 10" (3.76m x 3.60m)

Bedroom Three
14' 5" x 10' 0" (4.39m x 3.05m)

Bedroom Four
14' 5" x 10' 0" (4.39m x 3.05m)

Bathroom
8' 9" x 7' 11" (2.66m x 2.41m)

Outside

Gym
16' 6" x 7' 11" (5.03m x 2.41m)

Workshop
18' 1" x 10' 1" (5.51m x 3.07m)

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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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