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Auction guide price of £370,000

Martin Vale, Alkham Valley Road, Alkham, CT15



- No Onward Chain
- Located In An Area Of Outstanding Natural Beauty
- Charming Stone Cottage
- Three Bedrooms
- Generous Living Room
- Country Style Kitchen/Dining Room
- Bright Conservatory with Access to Separate Utility Room
- Large Enclosed Rear Garden
- Dedicated Workshop & Unique Mezzanine

For sale by modern auction register at iamsold.co.uk Nestled in the picturesque Alkham Valley, an Area of Outstanding Natural Beauty, this unique and well-proportioned flint stone cottage is full of charisma and versatile potential. Offered with no onward chain, this charming property is one of a kind filled with period features

throughout. As you enter the property, you are greeted by a large central reception hall leading to the cosy yet generous living room which is the ideal space for entertaining. The country style kitchen has an extensive range of wall & base units and ample space for a dining table with direct access to the bright conservatory enjoying glorious views across the garden. Additionally, there is a separate utility room, ground floor shower room and a dedicated workshop which is the dream space for DIY enthusiasts. Furthermore, there is a stylish mezzanine level with exposed beams which is the ideal space for a home office or additional living space. As you follow the staircase to the first floor, there are three well-proportioned bedrooms together with a shower room. Surrounding the property is a large wrap around garden boasting mature trees and shrubs offering a secluded space and a fantastic opportunity for a keen gardener. This wonderful property is perfectly positioned in the heart of the Alkham Valley which offers a tranquil escape rich in natural beauty and local charm; the valley is now recognised as an Area of Outstanding Natural Beauty and along with ancient wooded areas it boasts Special Landscape Area, Sites of Scientific Interest, Conservation Areas and 17 Grade II listed buildings. The village of Alkham has local amenities such as a church, village hall and local eateries including the highly rated Marquis of Granby adjacent to the property and the villages of Temple Ewell and River offer primary schools and local amenities. The nearby Kearsney Abbey & Russell Gardens provide historic parklands for daily dog walks or weekend exploring with the family. Conveniently situated for easy transport links, the property is on a bus route which takes you to Dover or Folkestone. There are railway stations nearby including Dover Priory, Kearsney and Folkestone Central which provide services across the south east coast and the high-speed connection to London St Pancras International.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are option

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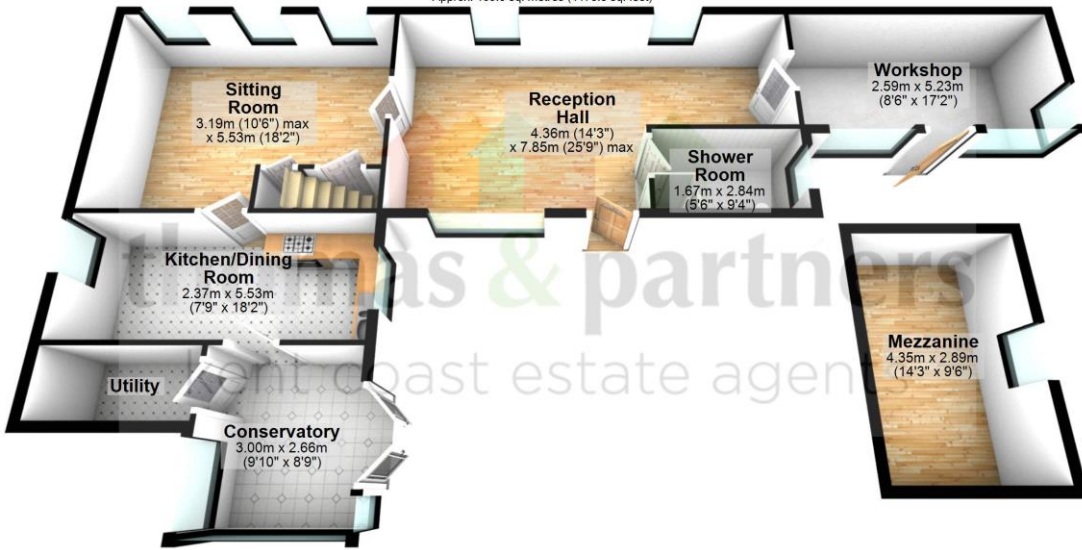






Ground Floor

Approx. 109.0 sq. metres (1173.8 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)

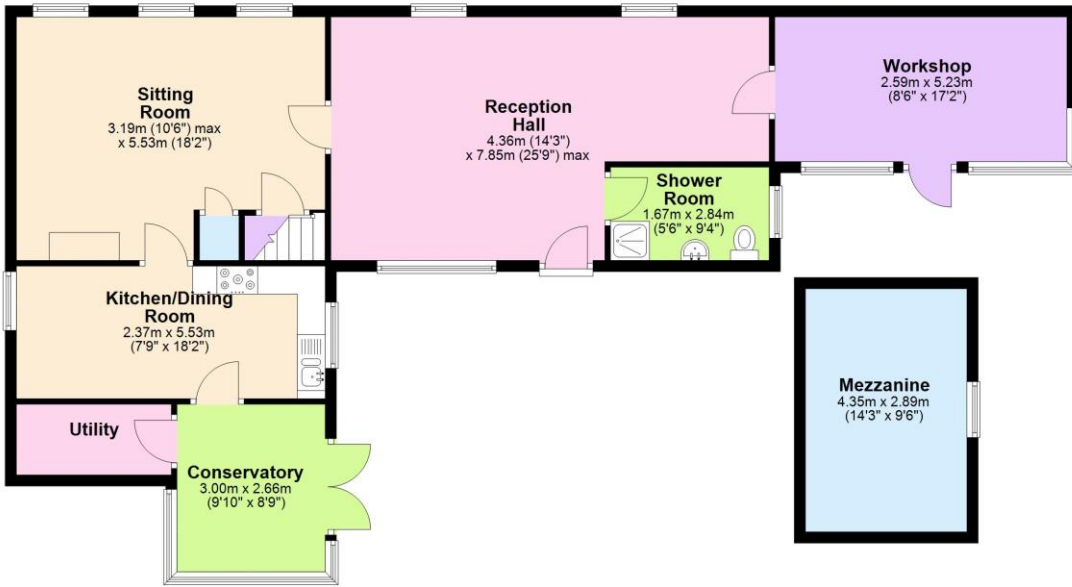


Total area: approx. 143.7 sq. metres (1546.6 sq. feet)

All measurements are for guidance and reference only and plan is not to scale.
Plan produced using PlanUp.

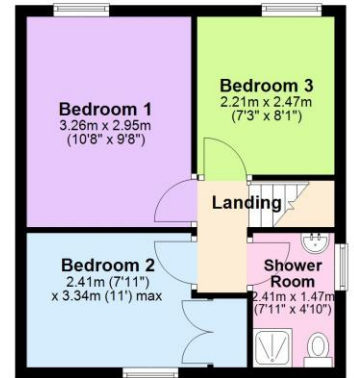
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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.