



Hogbrook Hill Lane, Alkham, Dover, Kent, CT15 7BU

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Hogbrook Hill Lane Alkham, Dover, Kent, CT15 7BY

Guide Price £1,350,000
Freehold

Hogbrook Farm is an exceptional Grade II Listed Tudor residence, built in 1530, set within approximately 7.3 acres in the heart of the highly desirable Alkham Valley. Rich in character and period charm, this historic home combines striking architectural detail with well-maintained interiors and a remarkable breadth of ancillary accommodation and land. Approached from a leafy lane via a semi circular driveway, with ample parking and surrounded by mature gardens, paddocks, and far-reaching countryside views, the property offers a rare opportunity to acquire a landmark rural home with substantial potential and versatility.

The ground floor provides an inviting sequence of living spaces, beginning with an entrance porch leading into a practical utility and shower room. A well-fitted kitchen sits at the heart of the home, while the principal living room is a generous, atmospheric space featuring an impressive inglenook fireplace and access to a second entrance porch. The dining room enjoys a central fireplace and a naturally defined study area, making it an ideal setting for both entertaining and home working. Traditional exposed beams, timber features, and period detailing are evident throughout, reinforcing the home's authentic Tudor character.

The first floor offers three generous bedrooms, each benefiting from built-in wardrobes and storage. A large four-piece family bathroom serves this level. A private staircase rises to the upper floor, where a fourth bedroom provides additional accommodation ideal for guests, older children, or a quiet retreat.

There are three external buildings further enhancing the property's appeal. A flint built stable block with an adjoining barn/garage has the advantage of planning permission for conversion into a 4 bedroom residential dwelling, offering scope for multi-generational living or additional income (subject to final consents). A pretty beamed barn includes a very spacious bedroom with en-suite shower room, connected to a substantial storage area that also houses the boiler system for the heated swimming pool. A weatherboarded granary set on saddle stones which comprises a living area with wood burner, kitchenette and shower room.

The wrap around grounds offer privacy but are also extensive and highly versatile, incorporating mature gardens, sun terraces, surrounding the in-built heated pool, a very large greenhouse, and sweeping lawns. The land includes a secluded paddock opposite the main farmhouse, an adjoining parcel of grazing land to the rear with separate access and further surrounding areas suitable for equestrian or smallholding interests. Together, these elements form a rare and comprehensive rural estate in a peaceful yet well-connected location.



Alkham is a picturesque rural village nestled within the Kent Downs Area of Outstanding Natural Beauty, offering an appealing balance of countryside tranquillity and excellent connectivity. Set within a beautiful valley between Dover and Folkestone, the village is known for its scenic walking routes, bridleways, thriving wildlife, and welcoming community centred around the highly regarded local pub and village hall. Despite its peaceful setting, Alkham provides convenient access to nearby towns for comprehensive amenities, schooling, and leisure facilities, including the historic town of Canterbury . Central London is only 55 minutes on the high speed train from Folkestone.. The white cliffs of Dover are only a few miles away, and there are many local beaches to explore. Dover ferry port and Eurotunnel offer easy access to Europe. With its charming landscape, strong sense of community, and proximity to both coast and countryside, and excellent transport links to London and Europe, Alkham is a highly sought-after location for home-movers seeking a rural lifestyle without sacrificing practicality.

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Lower Ground Floor
Cellar 3.39m x 3.36m

Ground Floor
Porch
Utility/ Shower Room 3.60m x 2.64m
Kitchen 7.07m x 3.40m
Living Room 7.02m x 6.31m
Dining Room/ Study 8.23m x 4.35m

First Floor
Bedroom 1 4.52m x 3.77m
Bedroom 2 4.76m x 3.32m
Bedroom 3 4.21m x 4.09m
Family Bathroom

Second Floor
Bedroom 4 4.14m x 2.46m

Outbuildings
Stables/ Garage/ Gym
Annex/ Boiler Room/ Store

Services: (Mains) Water & Electricity. (Private) Services TBC.

Council Tax: Band G (Dover District Council)

Energy Rating: Current N/A. Potential N/A.

Agents Notes: This property is Grade II Listed. List entry no. 1070039.

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Hogbrook Hill Lane, Alkham

Approximate Gross Internal Area = 212.18 sq m / 2283.89 sq ft
(Excluding Eaves)

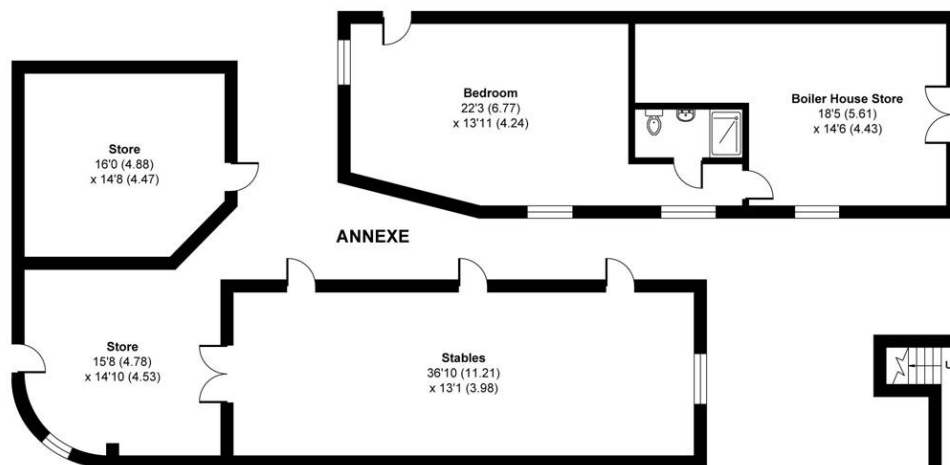
Cellar = 14.05 sq m / 151.23 sq ft

Outbuilding = 87.86 sq m / 945.72 sq ft

Annexe = 62.96 sq m / 677.69 sq ft

Total = 377.05 sq m / 4058.53 sq ft

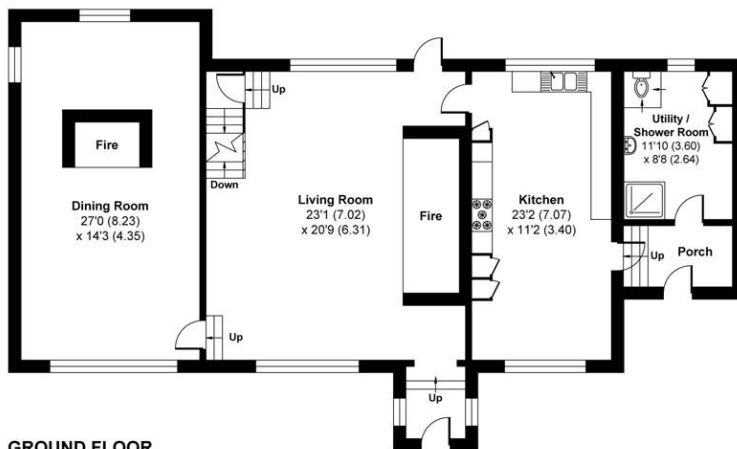
For identification only - Not to scale



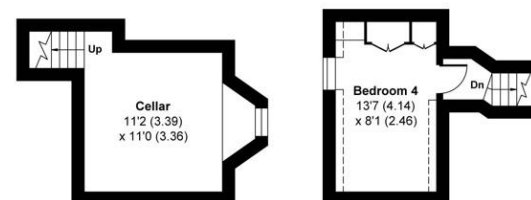
ANNEXE

Restricted Head Height

OUTBUILDING

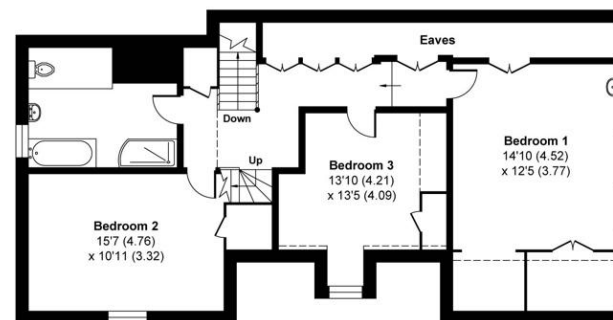


GROUND FLOOR



Cellar

SECOND FLOOR



FIRST FLOOR

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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