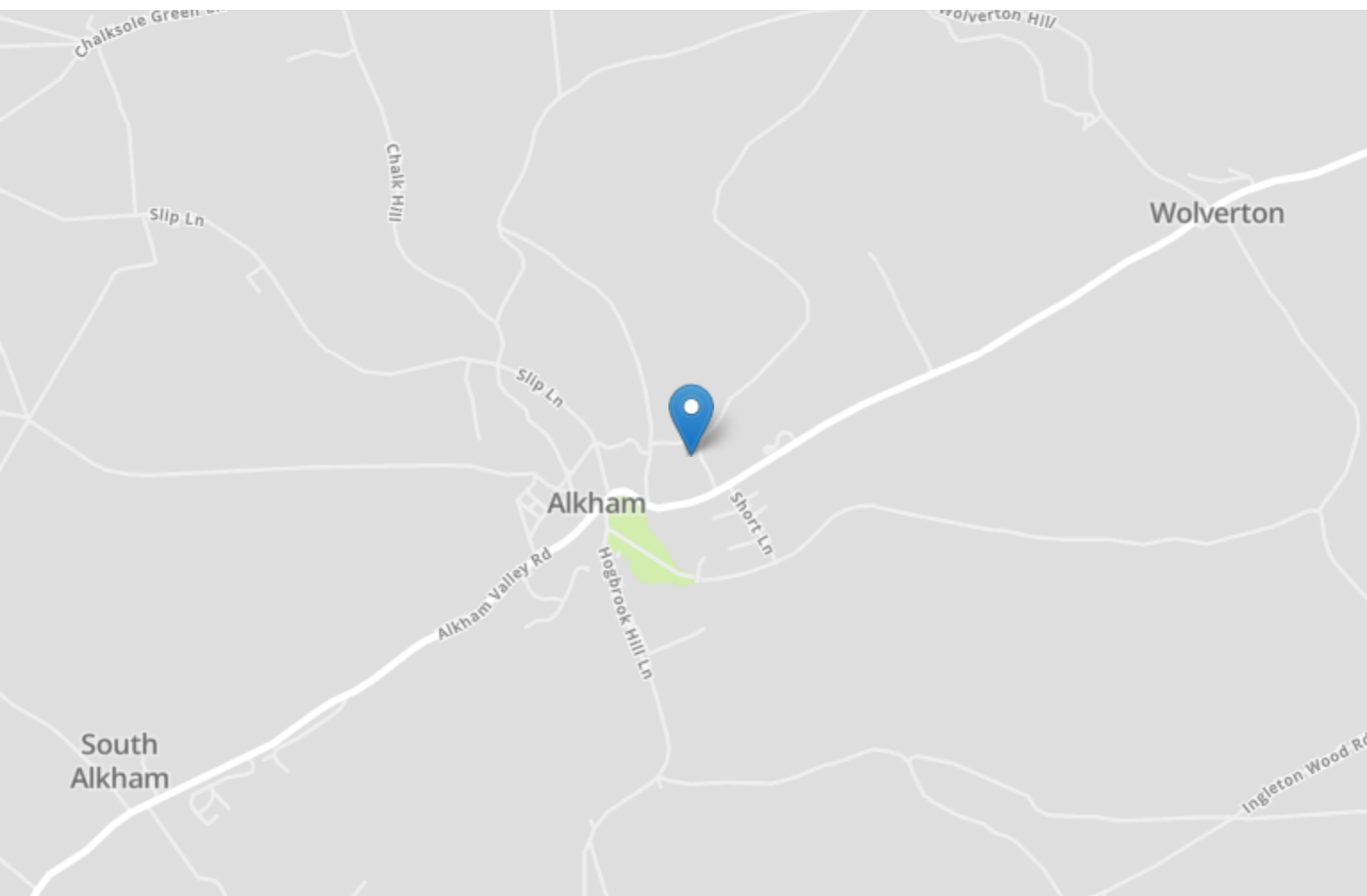


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Little Garth Alkham Valley Road

ALKHAM, Dover  
CT15 7BX

**£500,000 FREEHOLD**

Draft Details...Offers Over £500,000 | Fabulous Four/Five Bedroom Detached Cottage | Flint Fronted | Double Garage & Parking For Tow Cars | Beautiful Sunny Rear Garden | Cellar | Two Bathrooms | Burnap + Abel are delighted to offer onto the market this unique detached Cottage which is located in the highly sought after Alkham Valley Road, Alkham, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge with open fire place, kitchen/breakfast room, dining area with log burner, study area, and five bedrooms. Additional benefits include a beautiful sunny rear garden, double garage and parking for two cars, cellar with heating lighting/power, two bathrooms, double glazing and gas central heating. Located in the rural village of Alkham in an Area of Outstanding Natural Beauty, five miles from both Folkestone and Dover, the village being home to the award-winning Marquis of Granby pub and hotel, a garden centre, the Parish Church and village hall. The area is well-served for transport links, with high speed rail services from Dover Priory to London, St. Pancras taking just 69 minutes. For cross-Channel services, the Channel Port of Dover and the Eurotunnel Terminal at Cheriton are all within easy driving distance. The city of Canterbury is easily accessible by car and offers a wide range of shopping outlets and cultural facilities including the Cathedral and Marlowe Theatre; there is also a local bus service between Folkestone and Dover For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Dining Room

15' 6" x 11' 3" (4.72m x 3.43m) Carpeted floor, radiator, log burner and double glazed window.

### Lounge

17' 7" x 12' 11" (5.36m x 3.94m) Carpeted floor, open fire place, radiator and double glazed window.

### Study

7' 5" x 6' 1" (2.26m x 1.85m) Carpeted floor, radiator and double glazed window.

### Kitchen

8' 11" x 6' 0" (2.72m x 1.83m) A mix of wall and base units, Rayburn cooker, space for washing machine and dishwasher. Double glazed windows.

### Breakfast Room

11' 7" x 11' 4" (3.53m x 3.45m) Laminate floor, space for table and chairs, space for fridge freezer and double glazed window.

### Shower Room

Low level W.C., walk in shower, wash hand basin, tiled floor and extractor fan.

### Bedroom

15' 0" x 8' 2" (4.57m x 2.49m) Carpeted floor, radiator and double gazed window. The vendors are currently using this as an extra reception room.

### Cellar

11' 10" x 10' 11" (3.61m x 3.33m) Lighting/power, radiator and water.

### First Floor Landing

Carpeted floor, carpeted landing and doors leading to;

### Bedroom One

14' 4" x 12' 6" (4.37m x 3.81m) Large double bedroom with exposed floorboards, double aspect double glazed windows and radiators.

### Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m) Double bedroom with carpeted floor, loft hatch, radiator and double aspect double glazed windows.

### Bedroom Three

12' 3" x 8' 0" (3.73m x 2.44m) Double bedroom with carpeted floor, built in wardrobe, radiator and double glazed window.

### Bedroom Four

11' 9" x 10' 10" (3.58m x 3.30m) Double bedroom with carpeted floor, radiator and double glazed window.

### Bathroom

9' 3" x 6' 1" (2.82m x 1.85m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and frosted Velux window.

### Garden

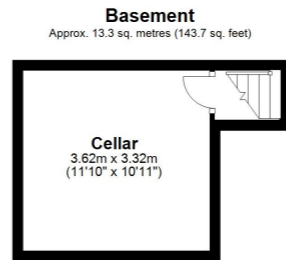
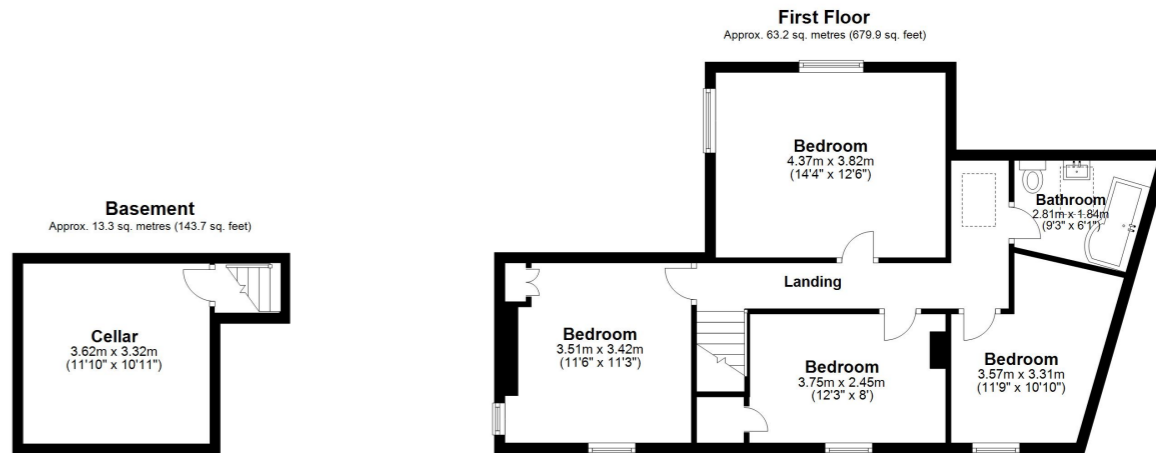
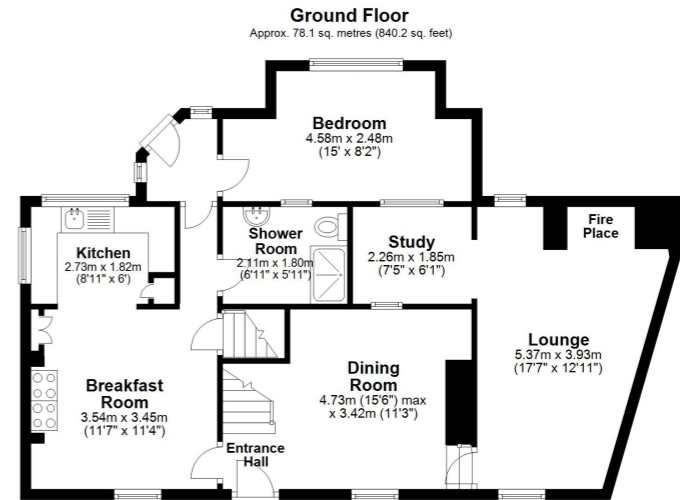
A beautiful sunny rear garden with various paved and lawn and decked areas. Large shed with power, Wendy house, Summer house and side access.

### Double Garage & Off Street Parking

To the rear of the property is a double garage and parking for two cars.

### Area Information

The property is situated in a designated area of Outstanding Natural Beauty. The village of Alkham offers a range of amenities as well as a village hall, garden centre/Tack Shop and Feed supplier as well as a popular gastro pub 'The Marquis of Granby' which is in walking distance of the property. There are local amenities and primary schools in the villages of Temple Ewell and River and a mainline railway station at Kearnsey. For a wider range of local amenities the village of Hawkinge is in convenient driving distance with shops, primary school and Doctors surgery plus Community Hall with regular clubs. The coastal town of Folkestone is situated around 6 miles away with bathing beach and water sports plus shopping and restaurants with easy access to the Eurotunnel to the continent. The M20 and A2/M2 motorways are both within convenient driving distance as is the Cathedral City of Canterbury. The high speed rail link to London and St Pancras can be accessed either via Folkestone West or Folkestone Central stations in a journey time of around 60 minutes.



Total area: approx. 154.6 sq. metres (1663.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

