



2 Cathrine Cottages, Alkham Valley Road, Alkham, Dover, Kent, CT15 7BX

Guide Price £385,000

EPC RATING:

Beautifully
Presented
Home

A beautifully presented period semi detached house nestled in the Alkham Valley enjoying superb views over surrounding countryside. As you approach the front door there is a covered paved terrace which provides a perfect place to sit outside, what ever the weather. An entrance porch leads to a the kitchen/breakfast room which is well fitted out and benefits from a breakfast bar. Adjacent to the kitchen there is a useful utility/shower room/WC. The spacious living room is open plan to the dining room which boasts 'Karndean' flooring and is elegantly divided by a central staircase. There is a fireplace fitted with a wood burning stove to the living area and an ornate feature fireplace to the dining area, French doors lead to a light and bright garden room with French doors leading to the garden. To the first floor, bedroom one has a large en suite bathroom/WC and bedroom two is fitted out with a range of built in wardrobe cupboards. Outside the landscaped gardens are laid to neat lawn with well stocked border beds and delightful sun terrace where you can sit back and enjoy the scenic countryside views. The property further benefits from a driveway with parking for two vehicles and garage which is currently utilised as a workshop. EPC Rating:TBC



Approximate Gross Internal Area (Including Low Ceiling) = 105 sq m / 1132 sq ft
Outbuildings / Garage = 19 sq m / 206 sq ft

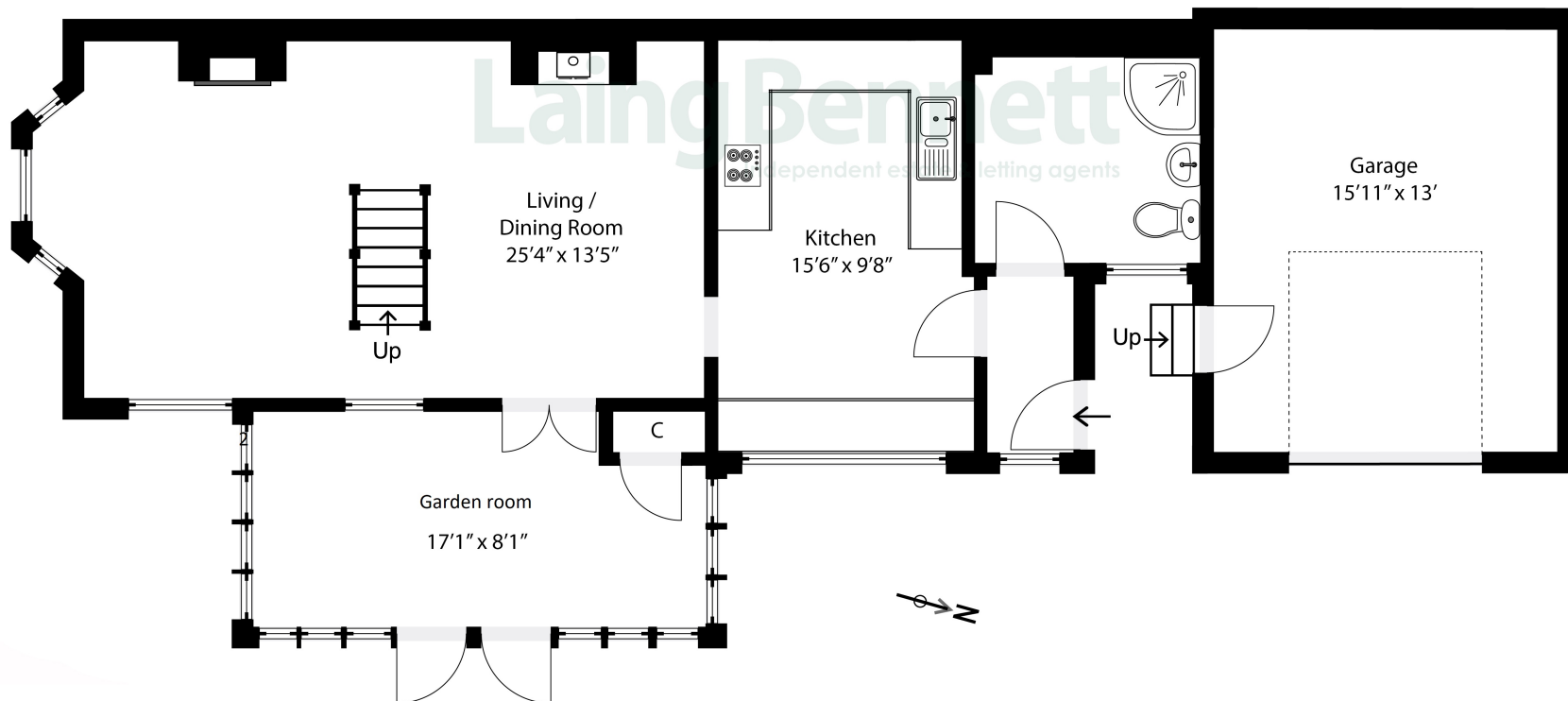
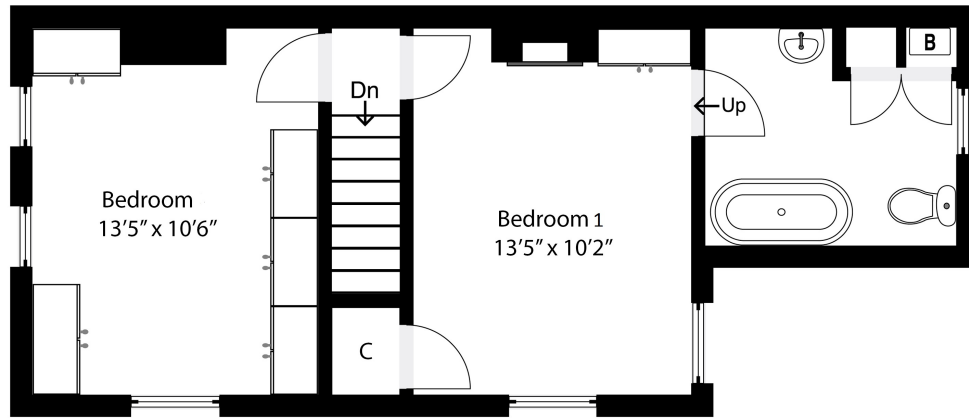


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The Parish of Alkham is in an Area of Outstanding Natural Beauty and is situated between Dover and Folkestone on the edge of the North Downs. This sought after location allows for easy access to the magnificent Kent coastline, with an abundance of walk, cycle routes and bridle paths in the area.

Alkham is situated approx 3 miles from the A2 and about 6 miles from the M20. The Channel Tunnel is at Folkestone (about 8 miles) There are superstores on the White Cliffs Business Park (about 4 miles), and there are shops in the nearby villages of River and Temple Ewell. Dover Priory and Folkestone West both benefit from the high speed rail service to London.

GROUND FLOOR

Covered entrance

Entrance porch

Utility room/shower room/WC

Kitchen

15' 6" x 9' 8" (4.72m x 2.95m)

Living/dining room

24' 4" x 13' 5" (7.42m x 4.09m)

Garden room

17' 1" x 8' 1" (5.21m x 2.46m)





First floor

Landing

Bedroom one

13' 5" x 10' 2" (4.09m x 3.10m) with door to:

En suite bathroom/WC

Bedroom two

Outside

Wrap around garden

Garage and driveway providing off road parking

Heating

Gas









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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