





**Lounge/Dining Room**

20' 1" x 17' 11" (6.12m x 5.46m)

**Kitchen**

8' 11" x 8' 9" (2.72m x 2.67m)

**Conservatory**

10' 8" x 7' 0" (3.25m x 2.13m)

**Bedroom One**

13' 3" x 9' 11" (4.04m x 3.02m)

**Bedroom Two**

10' 7" x 8' 9" (3.23m x 2.67m)

**Bedroom Three**

10' 0" x 6' 6" (3.05m x 1.98m)

**Bathroom**

8' 9" x 5' 7" (2.67m x 1.70m)

**Garden**

**Garage & Off street Parking**

16' 7" x 8' 1" (5.05m x 2.46m)

**Area Information**

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.

