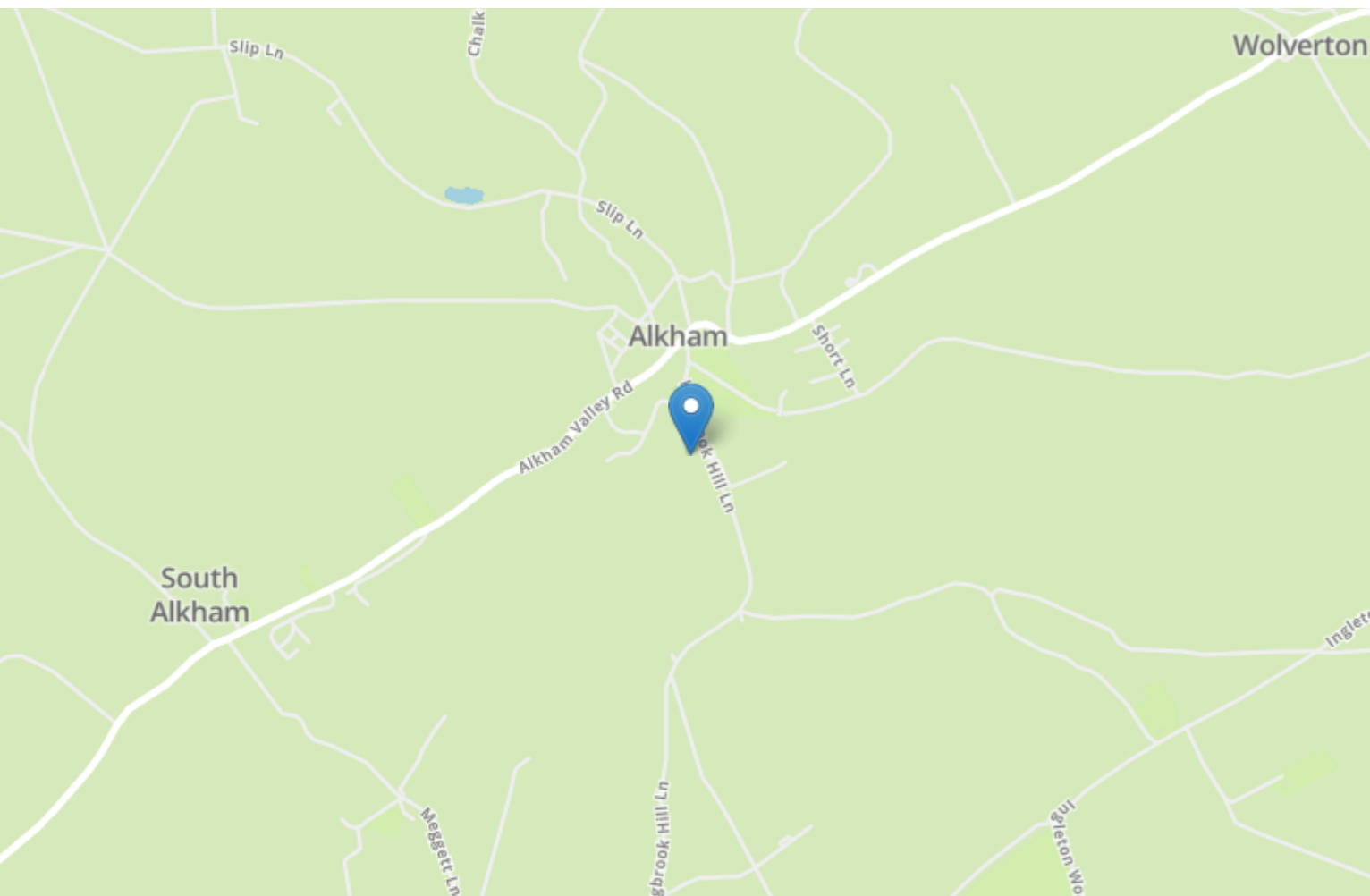


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Burnside Hogbrook Hill Lane

ALKHAM, Dover
CT15 7BU

£450,000 FREEHOLD

Draft Details...Price Range £450,000 - £475,000 | Fabulous Three/Four Bed Detached House | Garage & Driveway | Conservatory | Downstairs W.C. | Study | Burnap + Abel are delighted offer onto the market this fabulous Three/Four Bedroom Detached house located in the highly sought after Hogbrook Hill Lane, Alkham, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge, dining room, kitchen/breakfast room, three double bedrooms and a family bathroom. Additional benefits include a study that could be used as a fourth bedroom, private sunny rear garden, conservatory, downstairs W.C., garage and driveway, double glazing and oil 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.



Entrance Hall

Wooden flooring, under stairs cupboard, radiator, double glazed window, stairs to first floor and doors leading to;

W.C.

Low level W.C., wash hand basin, radiator and double glazed window.

Study/Bedroom Four

7' 10" x 6' 10" (2.39m x 2.08m) Wooden flooring, radiator and double glazed window. Could be used as a fourth bedroom.

Kitchen/Breakfast Room

16' 6" x 11' 9" (5.03m x 3.58m) A mix of wall and base units, integrated oven/hob, dishwasher, washing machine, fridge and freezer. Oil heating boiler, space for table and chairs, cupboard space, double glazed windows and door to the garden.

Lounge

27' 7" x 11' 7" (8.41m x 3.53m) A spacious lounge with wooden flooring, radiators and double glazed window and doors to the conservatory.

Conservatory

13' 9" x 11' 7" (4.19m x 3.53m) Large conservatory with lighting/power. Carpeted floor and space for a table and chairs.

First Floor Landing

Cupboard space, loft hatch and doors leading to;

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m) Double bedroom with wooden flooring, radiator and double glazed window.

Bedroom Two

11' 8" x 11' 5" (3.56m x 3.48m) Double bedroom with wooden flooring, radiator and double glazed window.

Bedroom Three

11' 8" x 8' 4" (3.56m x 2.54m) Double bedroom with wooden flooring, radiator and double glazed window.

Bathroom

Modern suite with a freestanding bath, separate shower, wash hand basin, low level W.C., radiator and frosted double glazed window.

Garden

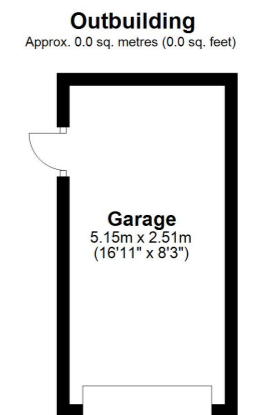
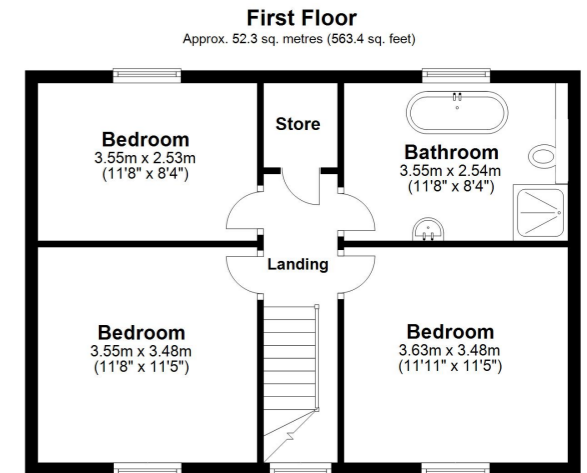
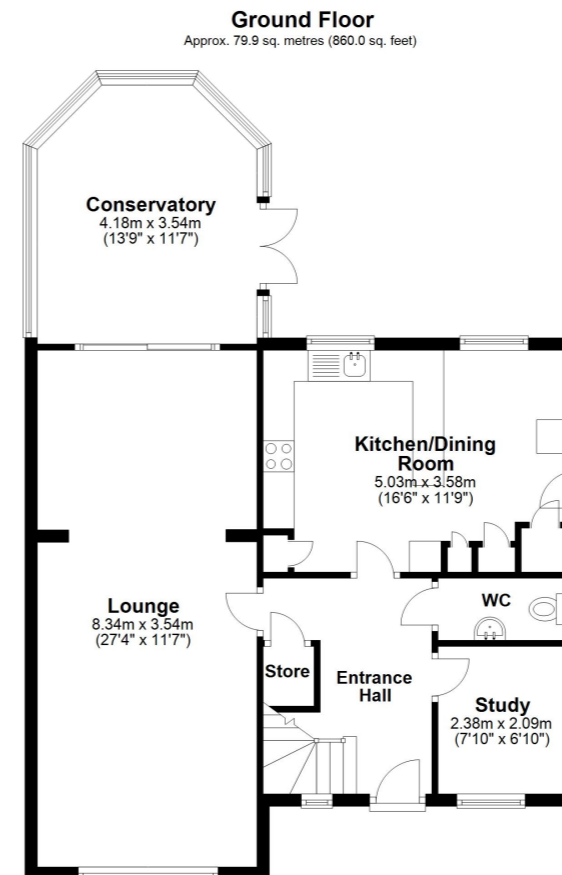
A low maintenance and private rear garden with decked seating and paved areas. Shed, storage area, side access and access to the garage.

Garage & Off Street Parking

16' 11" x 8' 3" (5.16m x 2.51m) The garage has lighting/power and eave storage space. There is also off street parking for multiple vehicles.

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 Kearnsy. 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. 132.2 sq. metres (1423.4 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.

