



2 Drellingore Terrace, Alkham Valley Road, Drellingore, Folkestone, Kent, CT18 7EP

Guide Price £385,000

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EPC RATING: E

Beautiful
Four Bedroom
Family Home

This semi-rural period family home in Alkham is an absolute gem! The tasteful decoration and beautiful presentation makes this an absolute must to view. The stunning views of the lush rolling hills create a picturesque and appealing setting that is to be enjoyed to the front and rear. The ground floor boasts a comfortable sitting room with deep bay window and fireplace making this a cozy spot for family to gather. The spacious kitchen/dining/family room with its own fireplace is also a wonderful space for both everyday living and entertaining. Just off the kitchen there is a handy utility/cloakroom/WC. There are three bedrooms and a large family bathroom on the first floor. The third floor is dedicated to the main bedroom which is a good size and boasts a fabulous walk in wardrobe with shoe storage. A 'Juliet' balcony off the main bedroom offers breathtaking views while providing a perfect place to enjoy a morning coffee. The garden to the front is laid to lawn and the rear garden is a particularly attractive feature to the property offering various areas to sit and enjoy the sun such as decked terrace, lawn with stepping stone pathway, well stocked border beds and a superb cabin/office with separate WC. There is off road parking and the property benefits from the use of a garage en bloc.



Approximate Gross Internal Area (Including Low Ceiling) = 138 sq m / 1481 sq ft
Outbuildings / Garage = 27 sq m / 289 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.

The accommodation comprises

Ground floor

Entrance hall

Living room

14' 6" x 12' 3" (4.42m x 3.73m)

Dining room

15' 8" x 12' 0" (4.78m x 3.66m) Open plan to:

Kitchen

14' 4" x 10' 11" (4.37m x 3.33m)

WC

First floor

Landing

Bedroom two

11' 8" x 10' 10" (3.56m x 3.30m)





Bedroom three

12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom four

9' 1" x 8' 2" (2.77m x 2.49m)

Bathroom/WC

Second floor

Bedroom one

18' 2" x 14' 9" (5.54m x 4.50m) with:

Walk in wardrobe

10' 8" x 5' 9" (3.25m x 1.75m)

Outside

Front and rear garden

Garage en bloc

15' 7" x 7' 11" (4.75m x 2.41m) The vendors have informed us that they have use of a garage

Cabin/Office with WC

11' 9" x 11' 8" (3.58m x 3.56m)

Useful store

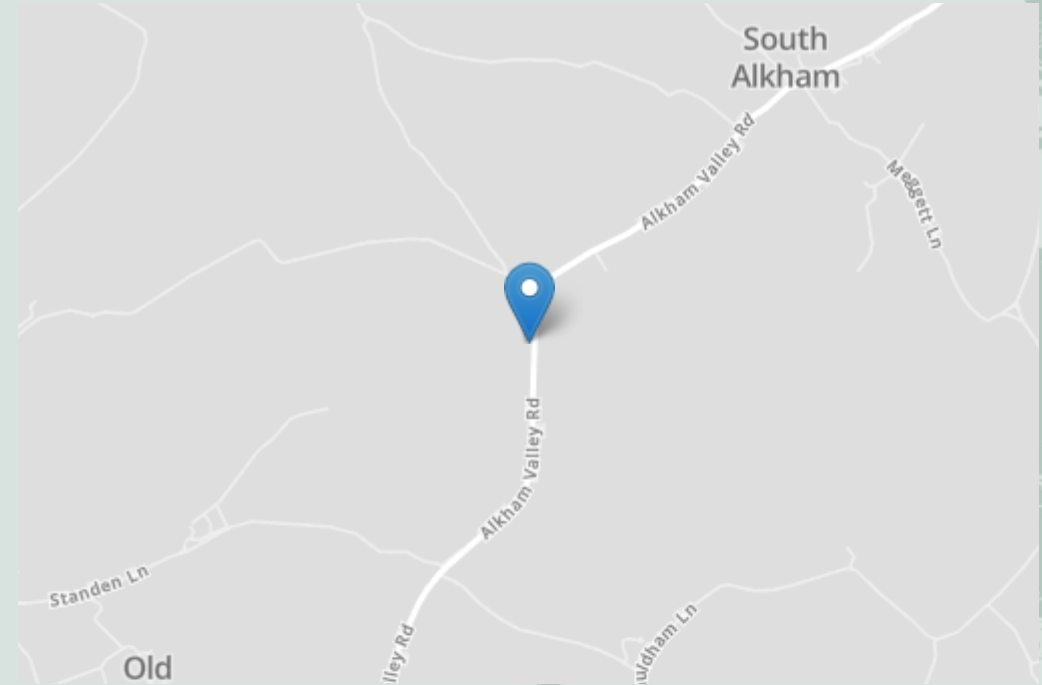
Heating

Electric boiler









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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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