



Fairacres and The Flat Fairacres,
Alkham Valley Road,
Alkham, Dover, CT15 7BX
OIEO £800,000

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Fairacres, Alkham, Dover

Fabulous views across rolling countryside an impressive four bedroom spacious detached family house with separate one bedroom annexe situated on a generous size plot.

Situation

Fairacres is nestled in an enviable elevated position within the heart of the Alkham valley offering panoramic rural country views. The Alkham Valley is designated as an area of outstanding natural beauty, over which there is a wealth of walks, rides and cycle routes not only through the village of Alkham but through to all the adjoining neighbouring villages too. The village has a range of amenities, including a very successful and elegant Restaurant/bar, namely The Marquis which can be found in the centre of the village overlooking the village green and park. There is also a Community Hall with regular clubs and activities, plus a large Equestrian Centre and the Garden Centre now has local amenities. The town centre of Folkestone is situated only 4 miles away with its relatively new shopping centre, restaurants and coffee shops. The Channel Port of Dover is within only a few miles providing a wide range of shopping, recreational and educational facilities. Access onto the A2 is within just a short driving distance, with the cathedral city of Canterbury being within approx. 15 miles. The high speed rail link to London and St Pancras accessed either through Folkestone West or Folkestone Central has a reduced travel time commuting to under 1 hour. Both these stations are approx. a 10 minute car journey, as is Dover Priory which offers alternative commuting routes.

The Property

Beautifully positioned this fabulous family home has been much improved and extended during the 40 years of ownership to the existing vendors and now is considered a stunning residence offering extensive accommodation. On the ground floor there is a delightful entrance hall, large kitchen/breakfast room fitted with quality built-in appliances, utility room and study. The separate dining room is thoughtfully positioned, being of double aspect with patio doors opening out onto the front and side sun terraces. Double glass doors lead to the spacious sitting room which has a centralised fireplace and a feature bay window, again displaying fabulous country views. The two ground floor double bedrooms are of a good size, both with built-in wardrobes and the family bathroom being modern in design. On the first floor there is a galleried landing with double aspect master bedroom with ample storage and a further contemporary en-suite shower room. Separate wc and an additional bedroom giving personal access into the

adjoining annexe. The annexe has been well designed with its own, if required, front entrance and consists of a double bedroom, shower room, fitted kitchen and a spacious sitting room. This overlooks the front with patio doors opening out onto a lovely balcony enjoying the stunning rural views. An early viewing is essential to fully appreciate all that this fabulous, unique and sizeable property has to offer.

Outside

Situated on a generous plot, the gardens really are a beautiful feature. To the rear there is a large expanse of manicured lawn having steps leading down to a paved patio which is adjacent to the property. To the side leading round to the front there are delightful sun terraces with attractive border planting and ornate pond, perfectly positioned to appreciate this rural location. The front is considered relatively low maintenance with a circular area of neat lawn and gravel driveway parking for several vehicles. The double integral garage has power and light with an electric garage door to the front and private access to the rear.

Services

All main services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure - Freehold

Current Council Tax Band: House E
Current Council Tax Band: Annexe A

EPC Rating: House D
EPC Rating: Annexe C

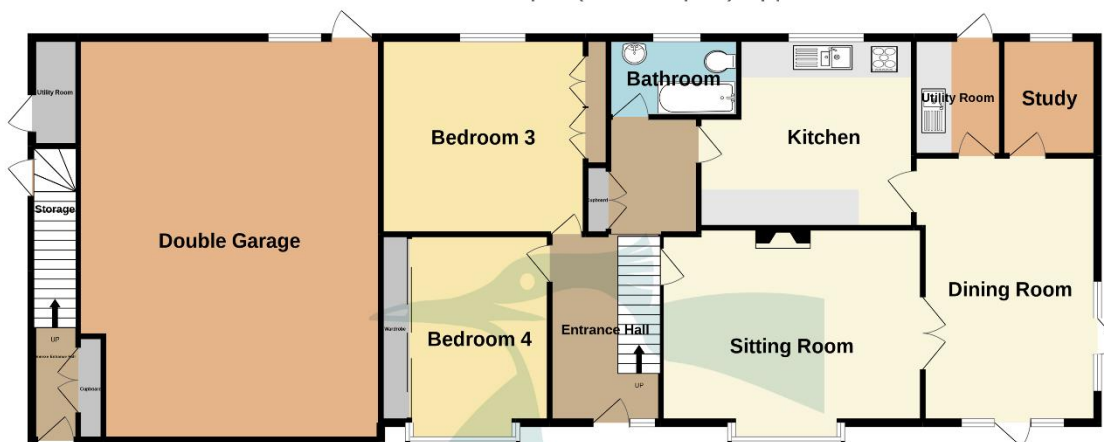
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
1997 sq.ft. (185.6 sq.m.) approx.



1st Floor
960 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2957 sq.ft. (274.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sitting Room

12' 11" x 18' 3" (3.93m x 5.56m)

Dining Room

18' 3" x 12' 2" (5.56m x 3.71m)

Study

8' 1" x 6' 8" (2.46m x 2.03m)

Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

Kitchen

12' 2" x 15' 0" (3.71m x 4.57m)

Bathroom

5' 5" x 8' 5" (1.65m x 2.56m)

Bedroom 3

12' 6" x 14' 5" (3.81m x 4.39m)

Bedroom 4

12' 10" x 9' 9" (3.91m x 2.97m)

Double Garage

25' 7" x 21' 1" (7.79m x 6.42m)

Master Bedroom

13' 9" x 19' 6" (4.19m x 5.94m)

En-Suite

6' 1" x 5' 9" (1.85m x 1.75m)

Bedroom 2

15' 2" x 8' 7" (4.62m x 2.61m)

Annexe Bedroom

13' 11" x 10' 5" (4.24m x 3.17m)

Annexe Shower Room

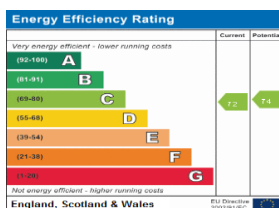
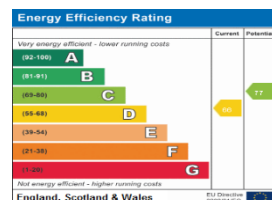
6' 6" x 7' 4" (1.98m x 2.23m)

Annex Sitting Room

15' 10" x 22' 9" (4.82m x 6.93m)

Annexe Kitchen

6' 7" x 10' 10" (2.01m x 3.30m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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