



Sunny Bank, Alkham Valley Road,  
Alkham, Dover, CT15 7BX  
OIEO £495,000

[colebrooksturrock.com](http://colebrooksturrock.com)







# Sunny Bank, Alkham Valley Road, Alkham, Dover

Beautiful modern two double bedroom detached bungalow with summer house, detached garage situated within stunning landscaped gardens enjoying fantastic rural views.

## Situation

Sunny Bank is excellently positioned nestled in an enviable elevated position in the heart of the Alkham Valley. 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

This lovely detached bungalow is beautifully presented and has been by the present owners, well-maintained to a high standard. The property presents itself with two generous bedrooms and the master being of double aspect with doors opening out into the glorious gardens. The modern family bathroom is excellently fitted with a corner bath, separate shower cubicle, inset sink and closed couple wc. Across the rear of the property is a spacious light and airy sitting room with feature gas fire and a further dining room both enjoying

fabulous rural views. The kitchen/breakfast room again is of double aspect, fully fitted with access into the utility, downstairs wc and front porch. This really is an exceptional find and an early viewing is highly recommended.

## Outside

The generous size landscaped gardens surrounding the property really are a wonderful feature. Having been lovingly nurtured over the years it now offers a calming and peaceful retreat from the everyday hustle and bustle. Tiered gardens incorporating fruit trees, soft fruit planting and established vegetable plot, together with manicured lawns, high topiary boxed hedging and a spacious paved terrace with delightful summer house, all enjoying the panoramic picturesque country views. Greenhouse, sheds and workshop to remain. The detached garage has light and power with electric door and inspection pit. Driveway parking for several vehicles.

## 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.

## Current Council Tax Band: D

## EPC Rating: D

## 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.

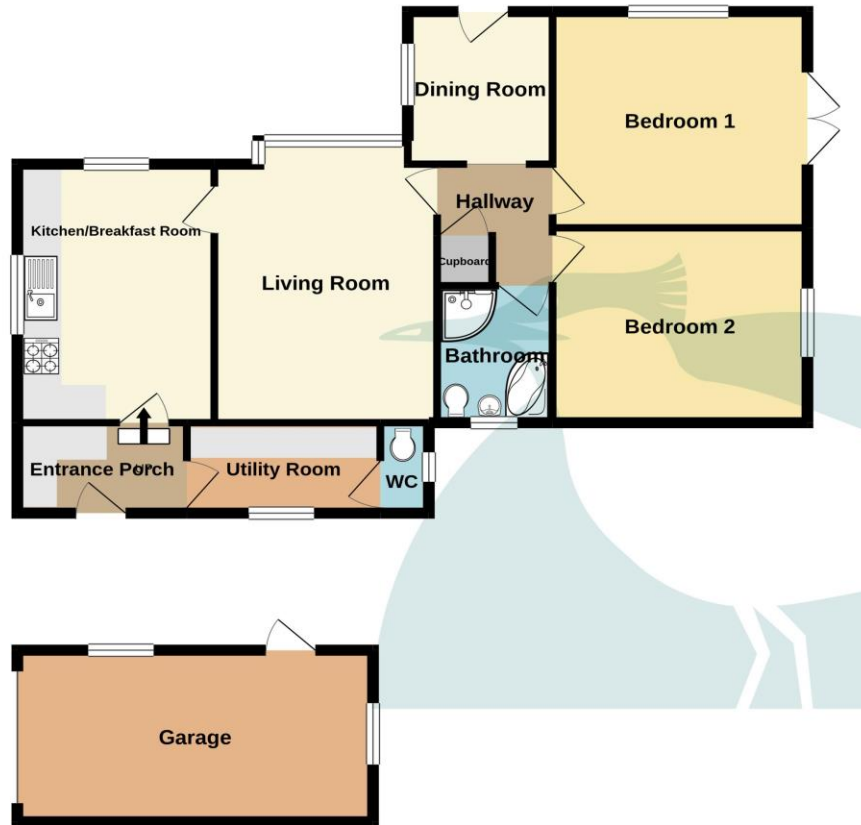




To view this property call Colebrook Sturrock on **01303 892000**



Ground Floor  
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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.  
Made with Metropix ©2021

**Entrance Porch**

4' 10" x 8' 6" (1.47m x 2.59m)

**Kitchen/Breakfast Room**

13' 10" x 9' 11" (4.21m x 3.02m)

**Living Room**

13' 10" x 11' 10" (4.21m x 3.60m)

**Dining Room**

8' 2" x 7' 3" (2.49m x 2.21m)

**Bedroom 1**

11' 10" x 12' 10" (3.60m x 3.91m)

**Bedroom 2**

10' 11" x 12' 10" (3.32m x 3.91m)

**Bathroom**

7' 4" x 5' 10" (2.23m x 1.78m)

**Summerhouse**

10' 0" x 9' 7" (3.05m x 2.92m)

**Garage**

17' 11" x 9' 2" (5.46m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		105   A
81-91	B		
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Elham • Bridge • Saltwood • Sandwich • St. Margarets At Cliffe • Walmer • Ash