



Chalksole Cottage, Warren Lane, Alkham, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Chalksole Cottage

Warren Lane, Alkham, Kent CT15 7EE

A charming country house built in the vernacular style with glorious south facing views, delightful cottage gardens and paddocks.

A2 3 miles, M20 (Junction 13) 4.9 miles, Dover 5.5 miles, Folkestone Central station 5.9 miles (London St Pancras from 56 minutes), Dover Priory station 5.9 miles (London St Pancras from 66 minutes)

Entrance hall | Sitting room | Dining room
Conservatory | Kitchen | Utility | Cloakroom
Principal bedroom with en suite bathroom
3 Further bedrooms | Shower room | Double garage | Workshop | Greenhouse | Gardens
Paddocks | EPC rating C

About 3.8 acres

The property

Chalksole Cottage is a charming country home situated in a peaceful rural location. Built in 2001, the construction was carried out with such attention to traditional architectural detail that the result is a house which replicates the period charm and characteristics of a historic building whilst delivering the comfort of a contemporary home. The current owner has continued to care for and maintain the house with an equally considered approach.

The well-proportioned reception rooms are set off a vaulted entrance hall from which the stairs rise to the first floor. The sitting room is double aspect, with a deep brick inglenook fireplace housing a wood-burning stove. The room has lovely views over the garden to the paddocks.

The dining room is also set to the back of the house and has a fireplace. Oak floors run

through both rooms and exposed beams, sash windows and timber doors provide a great deal of character throughout the house.

The kitchen is fitted with traditionally styled painted wooden units and leads in turn to a bright conservatory and a boot room.

On the first floor, the principal bedroom has a vaulted ceiling with an exposed crown post together with an en suite bathroom and plenty of built-in storage. There are three further bedrooms, two of which have fitted wardrobes with the third currently used as a home office. The rooms at the back of the house enjoy distant views. A family shower room completes the accommodation.

Outside

Wooden gates open onto the gravel driveway, providing plenty of parking space as well as access to the detached double garage and workshop. Solar panels are installed on the roof of the garage building.

A brick path leads to the house, passing a wonderful vegetable garden with a pretty greenhouse to one side and a pond to the other. Tucked away to the side of the house, a terrace is sheltered by a flint and brick wall.

The rear garden is laid to lawn with mature shrub borders and glorious views of the surrounding countryside. The paddocks lie to the east and south of the house. There is an access to the paddocks via Warren Lane.

General

Local Authority: Dover District Council

Services: Chalksole Cottage has mains electricity and water, private drainage (details of system to be confirmed), oil-fired central heating and solar panels.

Council Tax: Band G

Tenure: Freehold

Guide Price: £975,000





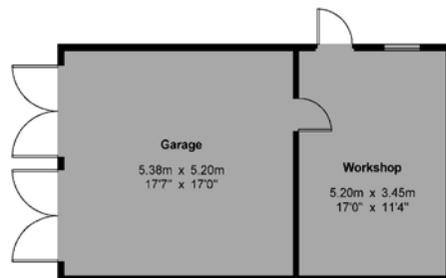






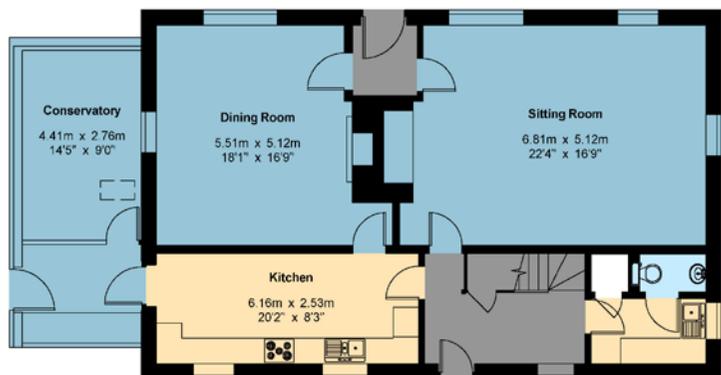




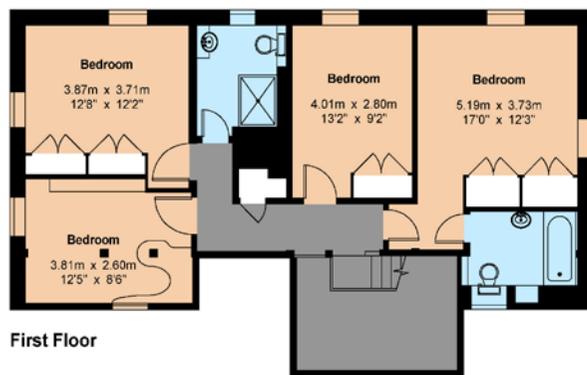


Chalksole Cottage

House - Gross Internal Area : 209.2 sq.m (2251 sq.ft.)
Garage - Gross Internal Area : 46.9 sq.m (504 sq.ft.)



Ground Floor



First Floor

Location

The property is located in a rural position close to the small Kent Downs village of Alkham and within easy reach of the bustling port of Dover. The village has a pub, a village hall and a parish church, while the nearest primary school can be found in Lydden. Dover and Folkestone together offer an array of shops, cafés, pubs and restaurants, as well as larger supermarkets and a choice of leisure and cultural facilities. There is a broad range of schooling in both private and state sectors, including the Ofsted Outstanding rated Dover Grammar School for Girls, Folkestone School for Girls, The Harvey Grammar School and Dover College.

There are excellent communication links with the A2 and M20 providing access towards the M25 and London. Folkestone Central and Dover Priory stations both provide direct services to London St Pancras, Cannon Street and Charing Cross. The area has good access to the Continent.

Directions

From Canterbury: Leave on the A2050 southeast away from the city centre and join the A2 heading towards Dover. After 7.2 miles on the A2, turn right onto Lydden Hill and after 1.2 miles, turn right onto Warren Lane where the property will be found.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2023. Particulars prepared June 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

