



49 High Street, Hythe, Kent CT21 5AD



**CORTON, ALKHAM VALLEY ROAD,
DRELLINGORE, ALKHAM**

£575,000 Freehold

Enviably situated in an Area Of Outstanding Natural Beauty in the picturesque Alkham Valley, this substantial three bedroom detached bungalow occupies a generous plot and offers comfortably proportioned, beautifully presented accommodation a double garage, workshop, studio, parking and delightful gardens. EPC C.



**Corton,
Alkham Valley Road, Drellingore, Alkham CT18 7EP**

**Entrance Vestibule, Entrance Hall, Sitting Room, Garden Room,
Kitchen/Dining Room, Utility Room, Three Bedrooms (the principal bedroom with
en-suite shower room and walk-in wardrobe), Bathroom
Double Garage, Adjoining Workshop, Studio, Ample Parking, Generous Gardens**

DESCRIPTION

Over the years the current owners have occupied this substantial detached bungalow, the property has been extensively refurbished, remodelled and thoughtfully extended. The result is exceptional, a true bungalow offering thoughtfully designed accommodation which is of particularly comfortable proportions and is beautifully presented throughout. This includes an entrance hall leading to the generous sitting room with cosy wood burning stove and a pleasing outlook over the pretty gardens, beyond this is the garden room, spanning the width of the property is the smartly fitted, open plan kitchen/dining room and utility room. There are three bedrooms, the principal bedroom with walk-in wardrobe and en-suite shower room.

The property occupies a generous plot of a little over quarter of an acre and is surrounded by delightfully secluded gardens to three sides with wide expanses of lawn, beautifully planted borders and various areas in which to relax and dine alfresco including a generous terrace before the recently constructed studio. The studio is a real asset to the property, it is used by the current owners as an artist/potting studio but would make an excellent gym or home office as it is already equipped with a water supply and power. Also within the garden is a potting shed, greenhouse, well tended vegetable garden and a detached double garage with adjoining workshop. There is also ample parking.

SITUATION

Corton is situated in an enviable position within the heart of the Alkham valley from where it enjoys expansive 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 4.7 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. Folkestone Central and Folkestone West Stations are approximately 4.1 and 4.8 miles where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach. Folkestone boasts some wonderful attractions including The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of good schools in the vicinity, including boys and girls grammar schools.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a panelled and double glazed door, tiled floor, double glazed windows to two sides, coved ceiling, radiator, panelled and glazed door to:

ENTRANCE HALL

Coved ceiling, radiator, doors to:

SITTING ROOM

Freestanding woodburning stove set upon an elevated paved hearth with built-in bookshelves to either side, coved ceiling, pair of wall light points, double glazed window overlooking the rear garden, radiator, glazed casement doors with windows to either side opening to the:

GARDEN ROOM

A generous space set beneath a vaulted ceiling with exposed timber, tiled floor, double glazed windows to three sides enjoying delightful views over the gardens and over the Alkham Valley, two radiators, two wall light points.

DINING ROOM

Polished wooden floorboards, former fireplace recess beneath a pine overmantel supported on decorative corbel supports and with part glazed dresser style cabinets to either side, coved ceiling, two double glazed windows to front and enjoying lovely views over the Alkham Valley, radiator, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating built-in bookshelves, rolltop timber effect work surfaces instead with stainless steel sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards with concealed lighting beneath, recess for freestanding Smeg range style cooker with electric ovens and five burner gas hob (Calor Gas), full height shelved larder cupboard, double glazed window to front enjoying delightful

views over the Alkham Valley, radiator, door to:

UTILITY ROOM

Base cupboards with recess and plumbing for washing machine, rolltop worksurface inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, space for freestanding fridge/freezer, provision for tumble dryer, coved ceiling, extractor fan, obscured double glazed door and window to side, radiator.

BEDROOM

Coved ceiling, double glazed window to rear overlooking the garden, radiator, doors to en-suite shower room and:

WALK-IN WARDROBE

Well equipped with hanging rails and shelving.

EN-SUITE SHOWER ROOM

Tiled shower enclosure with Triton thermostatically controlled shower, low-level WC, wash basin with mixer tap, tiled splashback and vanity cupboard below, tiled floor, extractor fan, coved ceiling, radiator.

BEDROOM

Coved ceiling, double glazed window to front, radiator.

BEDROOM

Coved ceiling, double glazed window to side overlooking the garden, radiator.

BATHROOM

Twin ended panelled bath, close coupled WC, wall hung wash basin with mixer tap, walls tiled to half height, mirrored and illuminated niche with glass shelving, shaver point, coved ceiling, obscured double glazed window to side, radiator.



OUTSIDE

Corton is approached via a shared driveway which opens to a set of five bar gates opening to the generous shingle driveway which provides off road parking for a number of vehicles and access to the detached double garage with adjoining workshop.

DETACHED DOUBLE GARAGE

Of brick built construction with a timber cladding and beneath a pitched slate effect roof. The building is supplied with power and light. Two pairs of doors to front, **adjoining workshop.**

THE GARDENS

Directly to the rear of the house is a generous paved terrace with a flight of steps leading up to the remainder of the garden which is laid extensively to lawn edged by a shallow border planted with a variety of herbaceous plants including montbretia, lupin and geraniums. At the far end of the garden is a well tended vegetable garden incorporating a freestanding **greenhouse** beyond which is a brick built and timber framed **potting shed.**

A slope paved in natural stone leads down to a large paved terrace adjacent to the garden room and before the detached studio. Beyond this the garden is again laid to lawn edged by borders stocked with a variety of shrubs, herbaceous and other plants.

THE STUDIO

Clad in cedar affording a contemporary appearance, the garden room is a generous space with a timber effect floor, the whole set beneath a large double glazed roof lantern, entered via a pair of double glazed doors with double glazed windows to either side, range of base cupboards with square edged woodblock worktop inset with stainless steel sink and drainer unit with mixer tap. Power and lighting.

FRONT GARDEN

The garden to the front of the property is entered via a personal gate within a latticework pergola supporting a passionflower. This area is laid to lawn and is enclosed by a photinia with a central personal gate giving access to the Alkham Valley Road. A side access returns to the rear garden.

EPC Rating Band C

COUNCIL TAX

Band D approx. £2019.26 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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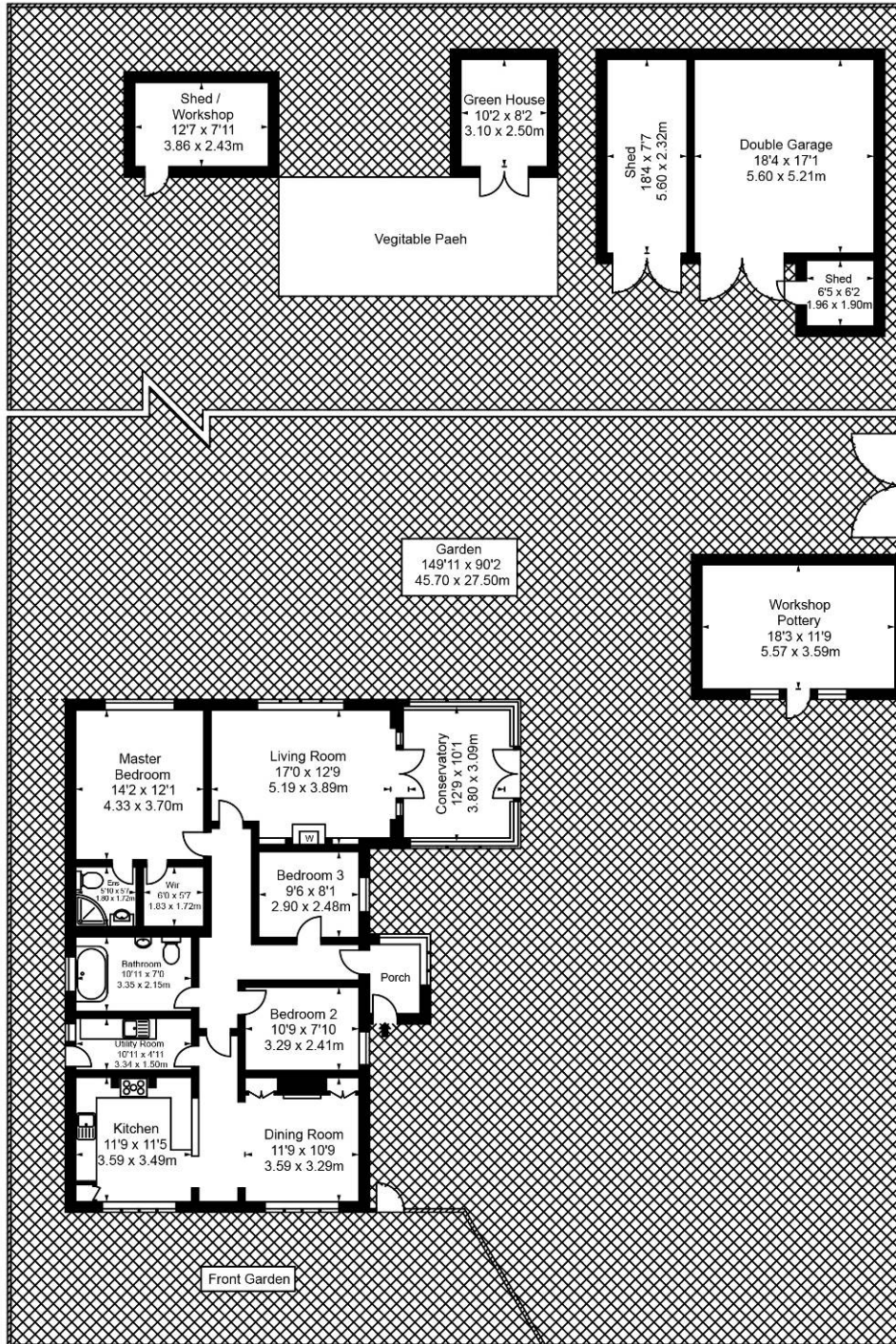
Alkham Valley Road, Drellingore, Alkham, CT18 7EF

Approximate Gross Internal Area :-

Ground Floor :- 135.80 sq m / 1462 sq ft

Outbuildings :- 84.47 sq m / 909 sq ft

Total :- 220.27 sq m / 2371 sq ft



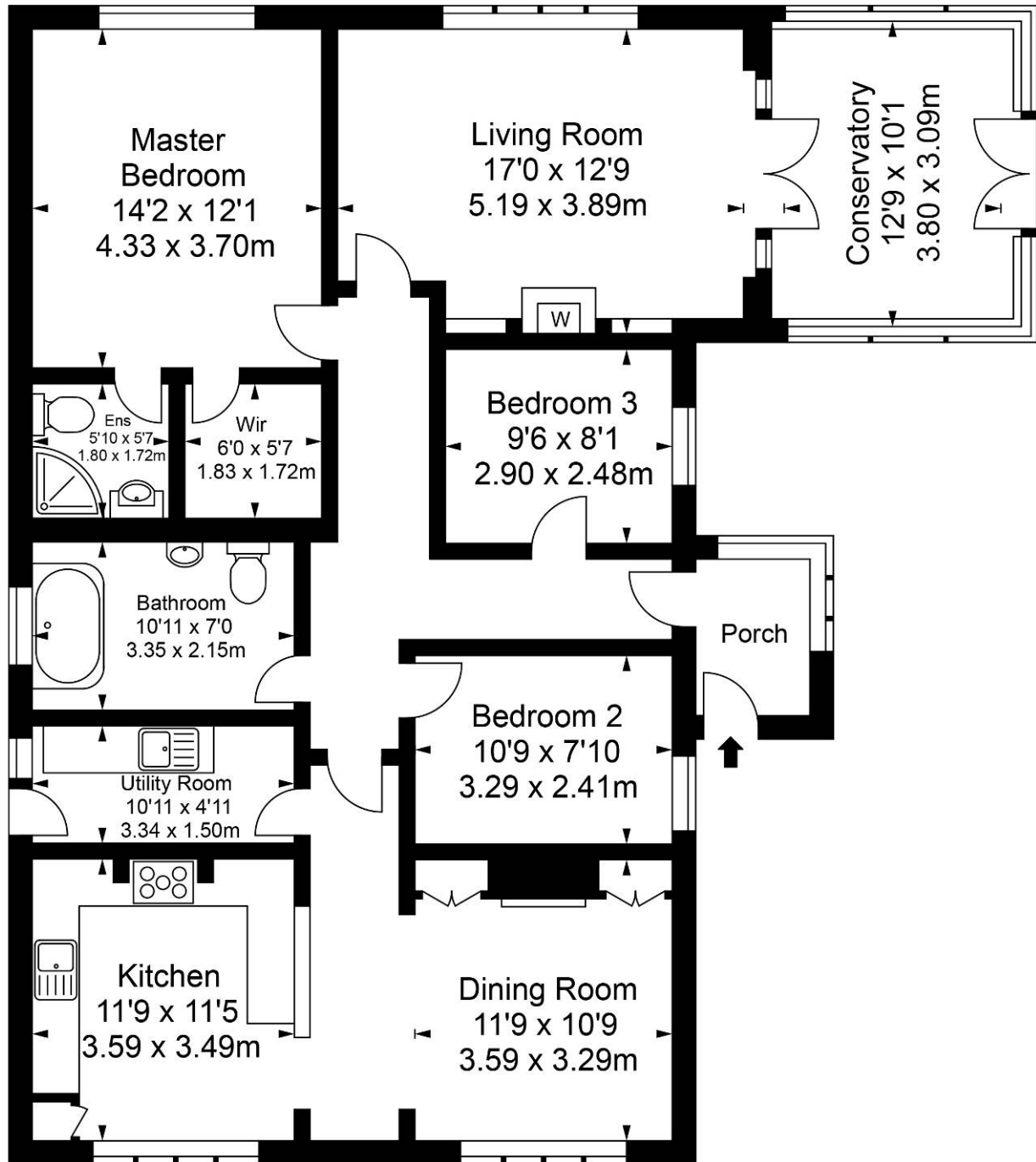
Ground Floor

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