

CHALKSOLE MANOR

ALKHAM · KENT



bt



CHALKSOLE MANOR

ALKHAM | DOVER | KENT CT15 7EE

Alkham 0.5 miles | Dover 6 miles
Folkestone 6 miles | Canterbury 14 miles | London 72 miles

**AN ENCHANTING PRIVATE COMPACT ESTATE WITHIN THE ALKHAM VALLEY
WITH FAR REACHING VIEWS OVER THE SOUTH DOWNS DESIGNATED NATIONAL
LANDSCAPE.**

Detached 6 bedroom primary residence finished to a high specification

A self contained annexe for staff or family

Office, recreation room and indoor swimming pool complex

Landscaped gardens, grounds and patio areas

Two cottages with holiday let consents and an additional income stream

Agricultural grazing land extending to 6.07 acres

Productive vineyard extending to 6.89 acres

Ancient bluebell woodlands extending to 12.48 acres

IN ALL APPROXIMATELY 27.44 ACRES



BTF Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

Email: alex.cornwallis@btfpartnership.co.uk

Tel: 01233 740 077

www.btfpartnership.co.uk

Viewing strictly by appointment only with the
Sole Agent BTF Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.



LOCATION

Chalksole Manor is situated to the north of Alkham village within the Alkham Valley, which forms part of the Kent Downs National Landscape. The valley is located between the coastal towns of Dover and Folkestone and is surrounded by numerous footpaths and bridleways.

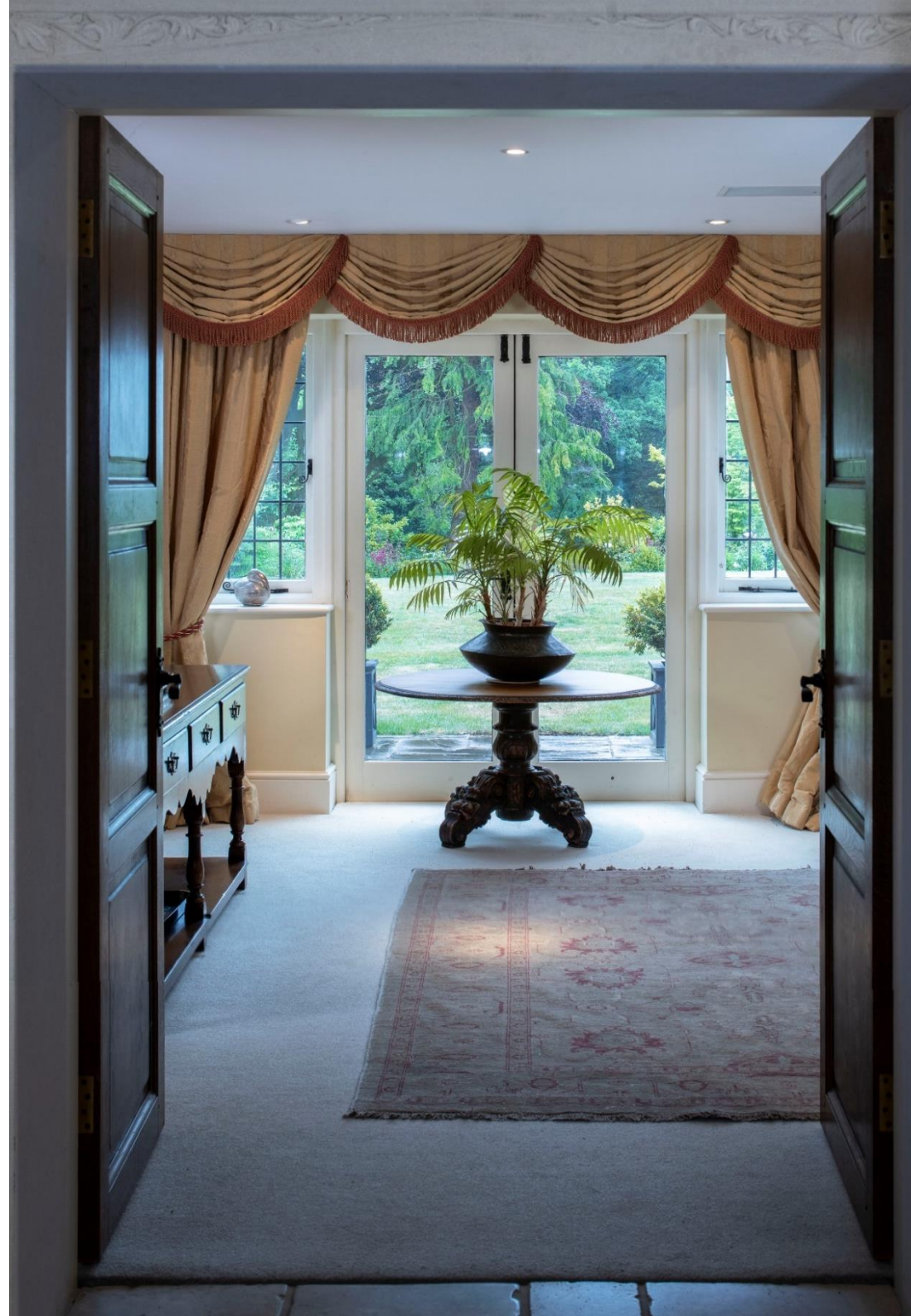
Alkham village has local amenities and a popular award winning gastropub, with rooms, with the towns of Folkestone and Dover providing more comprehensive amenities and facilities, as well as London connections via the High Speed train network (London St Pancras from 53 minutes). The M20 motorway is also close by to provide both road links to London and the M25, as well as access to the Channel Tunnel.

DIRECTIONS

Travelling south on the M20 continue as it merges to the A20 through the Roundhill Tunnel and immediately exit to the A260 signposted Canterbury. Take the first exit off the roundabout and continue on the A260 for 0.2 miles. Turn left and after 0.2 miles take the 2nd exit at the roundabout and continue on the Alkham Valley Road for 3.2 miles before turning left onto Slip Lane. Continue for 0.7 miles before turning sharp right onto Chalksole Green Lane. The entrance to Chalksole Manor is on your right after 0.3 miles.

WHAT 3 WORDS

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GENERAL DESCRIPTION

Chalksole Manor is a handsome 1920's double fronted brick and timber-beamed residence built in the Arts and crafts style. The house has been modernised and extended to provide over 8000 sq. ft of adaptable accommodation finished to a high specification whilst retaining original features and character including fine stone and woodwork, feature fireplaces, and leaded windows.

The well maintained lawns and gardens provide substantial space for entertaining and enjoyment, including an outdoor kitchen and dining area. There a spacious leisure complex attached to the house, with a large versatile recreation room with bar leading to an indoor heated swimming pool, jacuzzi, steam room and gym. A spiral staircase leads to a modern self contained office complex above.

The estate includes two additional cottages located away from the main house and currently have holiday let consent, which offers an additional income stream and further potential for an incoming purchaser. There is a productive vineyard that extends to 6.89 acres. In addition, there are two paddocks suitable for grazing of livestock and ancient bluebell woodlands that extends to 12.48 acres in total and provides the main residence with privacy.



CHALKSOLE MANOR

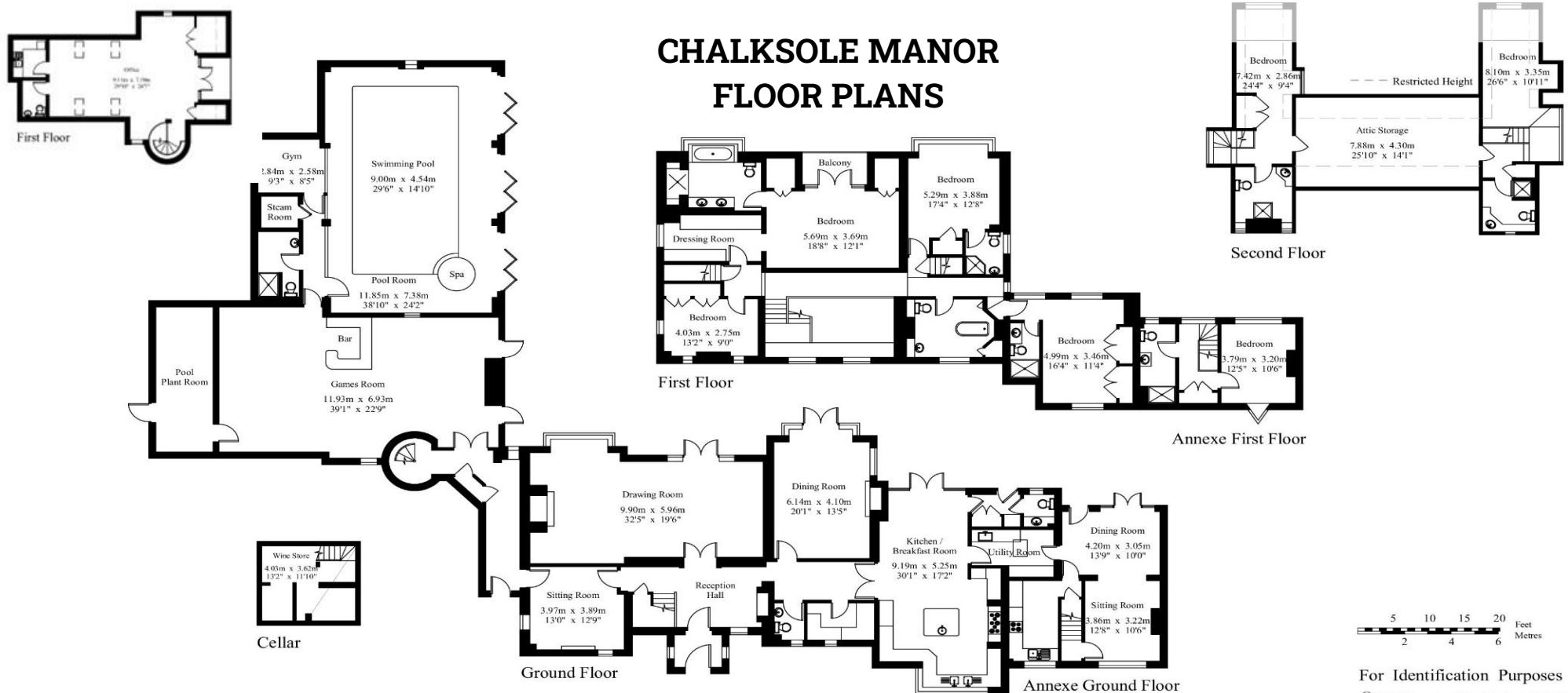
The main residence comprises a high specification detached dwelling extending to in excess of 8,000ft² to include the indoor leisure complex. The house is accessed via the large galleried **Reception Hall** with 1920's stone fireplace. Access to the **Wine Cellar** is gained from the hall, as is the spacious and welcoming **Drawing Room**, **Snug**, formal **Dining Room** and large fully equipped **Kitchen/Diner**, separate **Laundry**, walk in **Larder**, **Cloakroom** and **Boot Room**. All rooms enjoy unobstructed views over The Alkham Valley with large windows allowing plenty of light. The ground floor is connected to the **Office** and **Leisure Complex** which includes recreation room, indoor heated swimming pool, jacuzzi, steam room, shower changing room and gym area.

The First Floor comprises **Four Double Bedrooms**, with fitted wardrobes. Three are ensuite along with a separate **Family Bathroom**. The **Master Bedroom Suite** has a walk in dressing room, large bathroom with bath, steam shower and twin wash hand basins, along with balcony overlooking the Alkham Valley. Further stairs lead up to Second Floor, containing two separate **Double Bedrooms**, both with ensuite bathrooms and far reaching views.

In addition to the main residence there is a self contained annexe with **Kitchen**, **Open Plan Living** room, **Bedroom** and **Shower room** on the first floor. Detailed floor plans of the exact layout are below for further information.

Outside

The Manor is set in beautifully presented grounds approached by a sweeping gravelled driveway with parking for several vehicles and detached **4 bay Garage**. The gardens have paved terraces, herbaceous borders, topiary and feature trees leading into the bluebell woods. There is a **Greenhouse** and **Adaptable Outbuildings** including workshop, log and implement store and detached **Summer House** with entertaining terrace and far reaching views.











THE COTTAGES

The Cottages are situated to the east of the main residence and comprise two separate holiday let units. The Old Stables is single storey and comprises open plan **Living Area** with **Fully Fitted Kitchen** and large **Bedroom** with ensuite **Bathroom** and **Walk in Wardrobe**. Grooms Cottage provides **Open Plan Living Accommodation** with **Fully Fitted Kitchen** on the ground floor and timber staircase leading to **Two Bedrooms** and **Two Bathrooms**. These cottages provide an additional income stream for the Vendor and have been developed to a high specification. Floor Plans showing the layout of the cottages are opposite and more detailed information about current and previous holiday let income is available on request.

COTTAGES & OUTBUILDINGS FLOOR PLANS

Chalksole Manor

The Old Stables - Gross Internal Area : 63 sq.m (674 sq.ft.)

Grooms Cottage - Gross Internal Area : 75 sq.m (807 sq.ft.)

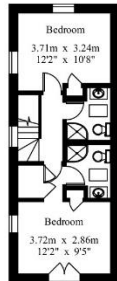
Garage - Gross Internal Area : 89 sq.m (953 sq.ft.)

Outbuildings - Gross Internal Area : 118 sq.m (1272 sq.ft.)

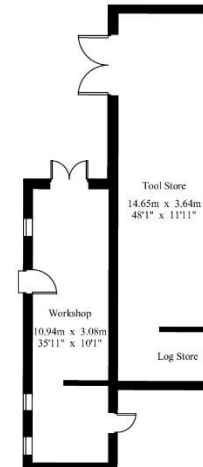
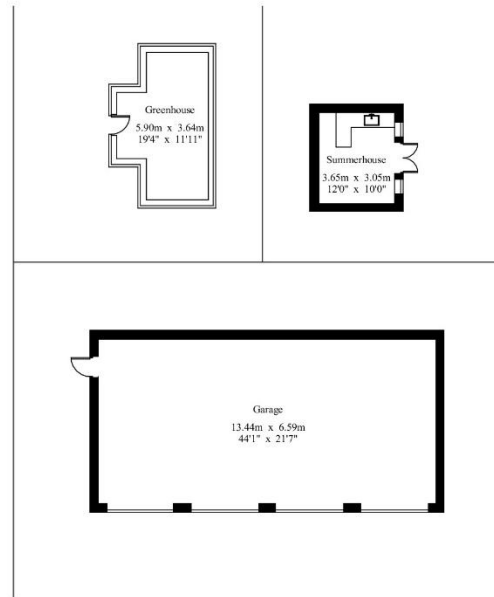
The Old Stables



Grooms Cottage
Ground Floor



Grooms Cottage
First Floor



For Identification Purposes Only.

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THE VINEYARD, LAND & WOODLAND

East of the cottages is the vineyard. The vineyard was planted in 2007 with the typical sparkling wine/champagne varieties of Chardonnay, Pinot Noir and Pinot Meunier. The grapes are currently produced and sold on the open market to wine producers. There is an opportunity for an incoming purchaser to expand the business into winemaking should they so desire. In addition to the vineyard there is additional paddocked agricultural land situated to the south of the Manor (2.96 acre paddock) and to the south of the vineyard (3.11 acre paddock). The ancient bluebell woodland known as Stonehill Wood is easily accessible from the Manor and provides security and privacy for the main residence. In addition, there is a small area of wood to the south and east of the cottages providing a break between the vineyard and holiday cottages. The overall acreage of the vineyard, land and woodland is 25.44 acres. Additional paddock land and an agricultural building not included in the sale may be available by separate negotiation.





BOUNDARY PLAN





SERVICES

As far as we are aware all properties on site are connected to mains electricity, water with private drainage systems. The manor house has an oil-fired central heating system with both holiday lets on electric radiators. The property benefits from extensive infrastructure of Cat 5 wiring, speaker systems and CCTV along with Lutron Lighting system all controlled by a Creston central processor. **Please Note** these services have not been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

Chalksole Manor is situated within Dover District Council and a search of the online planning portal has been undertaken. No very recent applications in relation to the property to be sold were found. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property may be available from the Dover District Council website. Copies of the original Holiday Let consents are available from the selling agents.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ

COUNCIL TAX & BUSINESS RATES

Chalksole Manor is rated under Council Tax Band G with the Holiday Cottages rated for business rates at a total rateable value of £4,000.

TENURE

Chalksole Manor is understood to be freehold and is registered under Title Numbers K831725, and K860017. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There are no public rights of way across the property.

EPC'S

Chalksole Manor – D
The Old Stables – D
Grooms Cottage – D

PHOTOGRAPHS

The photographs within these particulars were taken in October 2024.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07799 846872

Email: challock@btfpartnership.co.uk

GUIDE PRICE

£3,300,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ