



The Pines
Gravel Lane | West Hougham | Dover | Kent | CT15 7AG

FINE & COUNTRY



Step inside

The Pines

If living the rural idyll is your dream then this unusual detached four bedroom bungalow, with countryside views as far as the eye can see, could be top of your list. While it is in need of a little TLC this property will make a wonderful home and offers the opportunity to enjoy country pursuits

The bungalow is bordered by a wild garden area with a paved terrace that leads round to the contemporary front door and L-shaped hall with hard wearing laminate flooring and a large storage cupboard. There is a family bathroom with a corner bath and four double bedrooms including two with fitted cupboards, another that would make an excellent study and the first bedroom with bespoke fitted wardrobes and an en suite double shower.

However, the 'piece de resistance' of this property is the stunning dual aspect lounge. It is accessed down wide steps from the galleried corridor and includes three bi-fold doors to the impressive decked terrace providing superb views over the rolling countryside. There is a good sized kitchen/diner with plenty of storage units and space for appliances as well as inset lighting and an adjacent to the utility room that has a door to the driveway. There is a wide archway from the dining area to the study area that could be a fabulous family area.

The rear garden includes a lawn and a large garden shed and is surrounded by picket fencing that backs onto the paddocks, while the front garden is bordered by tall mature trees providing privacy and security.



Seller Insight

“ The bungalow and grounds have been in our family for nearly 20 years and it has been a very special home. We love waking up every morning to the beautiful views and watching the local wildlife and it is a great place to bring up our children. Although we are out in the country the lane carries on to Alkham with its community village hall and the well-known Marquis of Granby hotel and restaurant. We are not far from Dover or the Channel Tunnel for access to the Continent or the motorways for Ashford, Canterbury and London while the high speed train from Folkestone Central can whisk you to St Pancras in less than an hour. There is an Outstanding primary school in nearby River and excellent grammar schools in both Dover and Folkestone and renowned private schools in Dover and Canterbury .



*We have been advised that the title will need to be split and is subject to a land survey mapping out the relevant boundaries.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel Information

By Car:	
Folkestone Central station	4.8 miles
Channel Tunnel	6.3 miles
Dover Docks	6.8 miles
Canterbury	17.1 miles
Gatwick Airport	76.7 miles
Charing Cross	78.8 miles

By Train from Folkestone Central:	
High-Speed St. Pancras	55 mins
Charing Cross	1hr 33mins
Victoria	1hr 21mins
Ashford International	15 mins

Leisure Clubs & Facilities

Dover Sea Sports Centre	01304 212880
Royal Cinque Ports Yacht Club	01304 206262
Folkestone Rugby Club	01303 266887
Etchinghill Golf Club	01303 862929
Walmer and Kingsdown Golf Club	01303 373256

Healthcare

Hawkinge and Elham Surgery
Dr. Chaudhuri
Dover Medical Practice
Buckland Hospital
Royal Victoria
The New Surgery
William Harvey Hospital

Education

Primary Schools:

River Primary School
Temple Ewell C. of E. Primary
Dover College Junior

Secondary Schools:

Folkestone School for Girls
Harvey Grammar School
Dover Grammar School for Boys
Dover Grammar School for Girls
Dover College
Duke of York's Royal Military School

01303 840213
01304 206463
01304 865555
01304 222510
01303 850202
01303 243516
01233 633331

01304 822516
01304 822665
01304 205969

01303 251125
01303 252131
01304 206117
01304 206625
01304 205969
01304 245024

Entertainment

Leas Cliff Hall	01303 228600
Marlowe Theatre, Canterbury	01227 787787
Rocksalt	01303 212070
Blooms	01303 250397
Marquis of Granby	01304 873410

Local Attractions/Landmarks

Battle of Britain Memorial and Museum
Dover and Deal castles
Samphire Hoe
Secret War Tunnels
Canterbury Cathedral
Folkestone Harbour
Folkestone Creative Quarter

Split Level Ground Floor Approx. 187.3 sq. metres (2015.8 sq. feet)



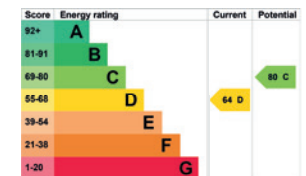
SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Bedroom 2	14'6 x 12'7 into bay (4.42m x 3.84m)
Bedroom 3	14'7 x 12'7 into bay (4.45m x 3.84m)
Bathroom	9'4 x 7'8 (2.85m x 2.34m)
Bedroom 4	10'7 x 9'8 (3.23m x 2.95m)
Bedroom 1	13'0 x 12'7 up to bay (3.97m x 3.84m)
En Suite Shower Room	11'1 x 7'5 (3.38m x 2.26m)
Sitting Room	28'1 (8.57m) x 15'6 (4.73m) narrowing to 11'5 (3.48m)
Family Area	11'3 x 10'8 (3.43m x 3.25m)
Kitchen/Diner	21'4 x 11'6 (6.51m x 3.51m)
Rear Lobby	
Utility Room	10'3 x 7'4 (3.13m x 2.24m)

OUTSIDE

Rear Garden
Driveway
Wraparound Garden

£750,000
Council Tax Band: D
Tenure: Freehold





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