



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 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)



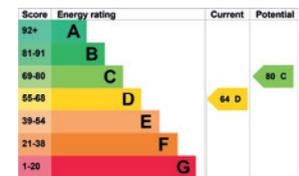
SPLIT LEVEL GROUND FLOOR

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

£ 7 5 0 , 0 0 0
Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 12.07.2023





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