

CHALKSOLE MANOR

ALKHAM - KENT





CHALKSOLE MANOR

ALKHAM | DOVER | KENT CT15 7EE

Alkham 0.5 miles | Hawkinge 5 miles | Dover 6 miles
Folkestone 6 miles | Canterbury 14 miles

**AN ENCHANTING PRIVATE COMPACT ESTATE WITHIN THE ALKHAM VALLEY WITH
FAR REACHING VIEWS OVER THE SOUTH DOWNS. AVAILABLE AS A WHOLE OR IN
TWO SEPARATE LOTS**

LOT 1

Detached 6 bedroom dwelling finished to a high specification

A self contained annexe with income potential

Games room and indoor swimming pool complex

Landscaped gardens, grounds and patio areas

Ancient bluebell woodland and paddock land

Extending in total to 12.58 acres

GUIDE PRICE - £2,500,000

LOT 2

Two cottages with holiday let consents and an income stream

Agricultural grazing land & bluebell woodlands extending to 7.45 acres

Productive vineyard extending to 6.89 acres

Extending in total to 14.86 acres

GUIDE PRICE - £750,000



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Kent TN25 4BJ

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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 between the coastal towns of Dover and Folkestone and is surrounded by unlimited footpaths and bridleways.

Alkham village has local amenities and a popular pub, with the towns of Folkestone and Dover providing more comprehensive amenities and facilities, as well as London connections via the High Speed train network. 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 manor surrounded by the Kent Downs Natural Landscape. The house has been recently upgraded and modernised to a high specification whilst retaining a lot of the original features and character including fine stone and woodwork, feature fireplaces and leaded windows.

Carefully and considerably maintained by the current owners, the lawns and wrap-around gardens of the property have been landscaped to allow for ample space and enjoyment. There is also a leisure complex attached to the house, with an indoor heated swimming pool, steam room and gym space along with open plan office space above.

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



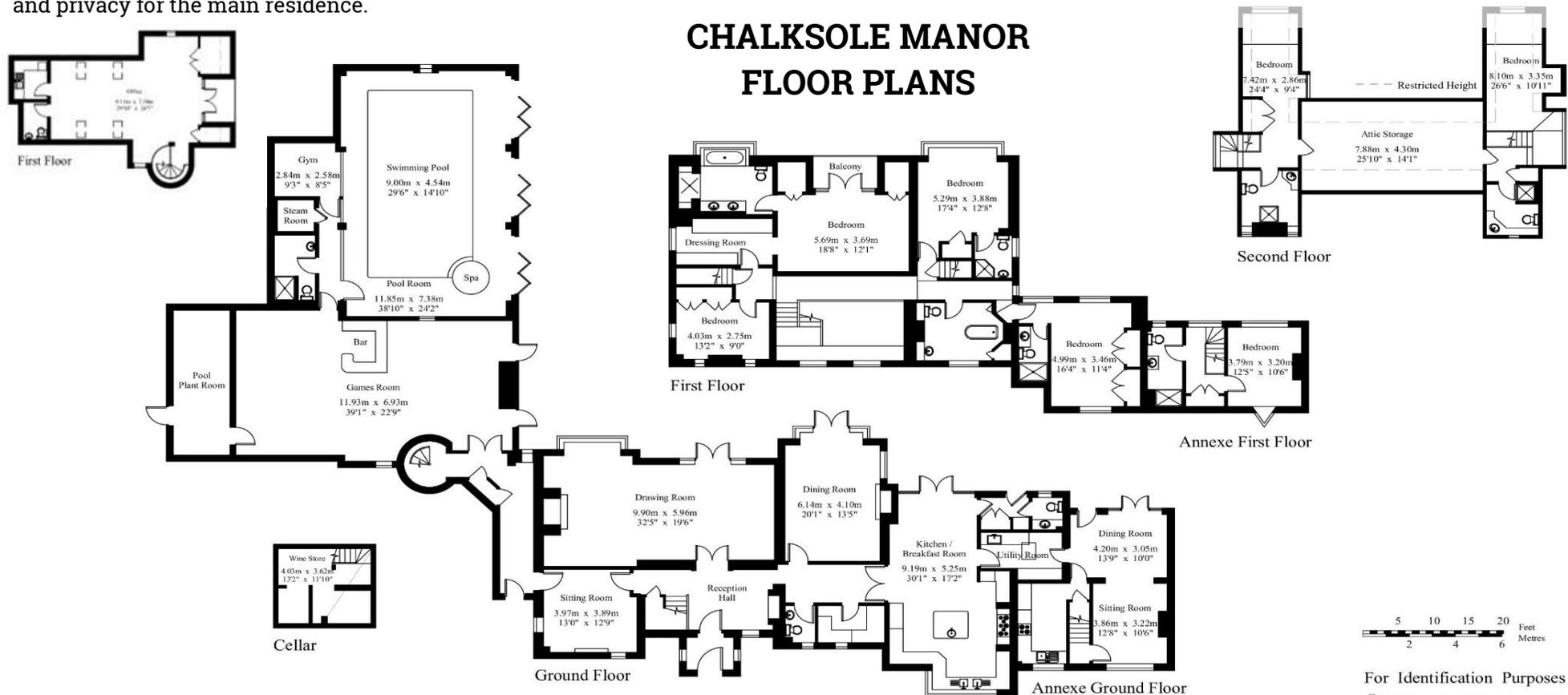
LOT 1 - CHALKSOLE MANOR & GROUNDS – 12.58 ACRES

Chalksole Manor comprises a high specification detached dwelling extending to well in excess of 8,000ft² to include the indoor leisure complex. The house is accessed via the large **Reception Hall** which still retains the original 1920's stone fireplace. Access to the **Wine Cellar** is gained from the hall, as is the spacious and welcoming **Sitting Room**, formal **Dining Room** and large fully equipped **Kitchen**. All rooms enjoy unobstructed views over The Alkham Valley with large windows allowing plenty of light. The ground floor also contains further living accommodations; a **Family Room**, various **Cloakrooms** and **Boot Rooms**, a large **Games Room** with open plan **Office** above and **Leisure Complex** including indoor heated swimming pool, steam room and gym area.

The First Floor of Chalksole Manor comprises **Four Double Bedrooms**, all of which contain fitted wardrobes, and three are ensuite along with a **Family Bathroom**. The **Master Bedroom Suite** has a walk in dressing room, large bathroom with bath, 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 is the self contained annexe with **Kitchen, Open Plan Living, a Bedroom and Bathroom** on the first floor. Detailed floor plans of the exact layout are below for further information.

Outside

The Manor sits in beautifully presented and landscaped gardens and grounds approached from a sweeping gravelled driveway with off road parking for several vehicles as well as detached **4 bay Garage** with potential. The landscaped gardens have paved terraces, herbaceous borders, topiary and feature tress leading into the bluebell wood. In addition to the garage building there is a detached character **Greenhouse** and **Adaptable Outbuildings** including workshop, log and implement store and detached **Summer House** in the southern end of the garden in an entertaining area with far reaching views down the valley. The grazing land is situated to the south of the main residence and comprises a 2.96 acre grass paddock. The ancient bluebell woodland known as Stonehill Wood is easily accessible from the Manor and provides security and privacy for the main residence.



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LOT 2 - THE COTTAGES, VINEYARD & LAND – 14.86 ACRES

The Cottages are situated just to the east of the main residence and comprise two separate holiday let units. The Old Stables is over a single storey and comprises **Open Plan Living Accommodation** with a single **Bedroom** and **Bathroom** with the Grooms Cottage providing **Two Bedrooms, Two Bathrooms** and **Open Plan Living Accommodation** on the ground floor. These cottages provide an additional income stream for the Vendor and have been developed to a high specification fit out similar to the Manor itself. Floor Plans showing the exact layout of the cottages are opposite and more detailed information about current and previous holiday let income is available on request.

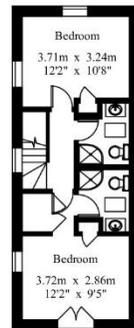
COTTAGES & OUTBUILDINGS FLOOR PLANS

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.)

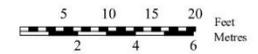
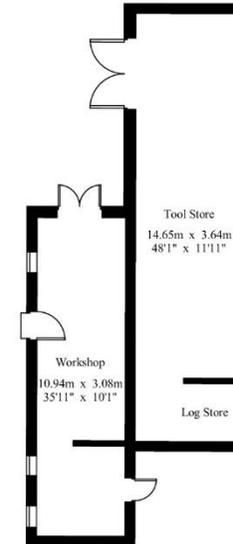
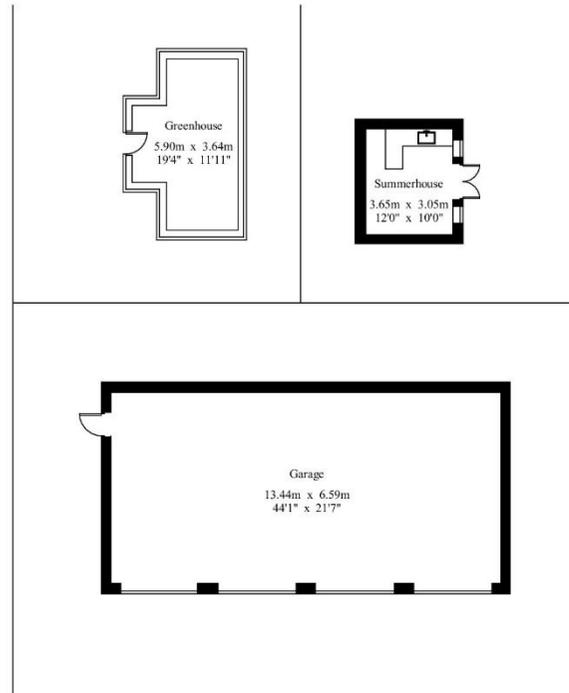
The Old Stables



Grooms Cottage
Ground Floor



Grooms Cottage
First Floor



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LOT 2 - THE VINEYARD, LAND & WOODLAND

Further east from the cottages and part of the same lot is the vineyard which is directly accessible from the road to the north. The vineyard was planted in 2007 with the standard sparkling wine/champagne varieties of Chardonnay, Pinot Noir and Pinot Meunier. The crop varies on a yearly basis depending on the weather but provides a significant opportunity for an incoming purchaser to expand the business. The grapes are currently produced and sold on the open market to wine producers across the country. In addition to the vineyard there is additional paddocked agricultural land which is currently grazed by livestock by a local farmer on a handshake agreement. The paddock to the south of the vineyard (3.11 acres) has potential for planting with further vines if required. 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 Lot 2 including the cottages, vineyard, land and woodland is 14.86 acres. Additional paddock land and an agricultural building not included in the sale may be available by separate negotiation and adjoins this Lot.



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 and a new water and power supply will be put in for Lot 2 if sold separately. Both Lots 1 & 2 share the same Klargester system.

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 or in two separate lots. 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 Manore 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.

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Email: challock@btfpartnership.co.uk**

GUIDE PRICES

LOT 1 - £2,500,000

LOT 2 - £750,000

AS A WHOLE - £3,250,000



Land and Property Experts

www.btfpartnership.co.uk

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