



7 Kearsney Court, Alkham Road, Temple Ewell, CT16

Offers Over £400,000



## 7 Kearsney Court, Alkham Road, Temple Ewell, CT16

### IN NEED OF REPAIR AND MODERNISATION -

Introducing a charming three-bedroom end-of-terrace home forming part of the historically significant Kearsney Court mansion house. Situated in the picturesque village of Temple Ewell, Dover, this property boasts stunning views over Russell Gardens and the Alkham Valley.

Upon entering through the private front door, you are greeted by an inviting entrance hall featuring tiled and parquet wood flooring. The hall leads to a spacious living room that overlooks the beautifully landscaped communal gardens. This room, rich in character, features deep skirting boards and a bay window that floods the space with natural light.

Adjacent to the living room is a dining room perfect for entertaining guests. The kitchen, also on the ground floor, is well-proportioned and offers ample storage with its range of fitted wall and base units.

The staircase ascends to the first-floor landing, which grants access to three well-proportioned bedrooms. The master bedroom benefits from a large bay window providing panoramic views of the gardens and Alkham Valley. Bedroom two is a generous double room, and bedroom three, although smaller, offers flexibility as a guest room or study.

The family bathroom, maintaining a vintage charm, features a traditional suite with a bath, wash hand basin and low-level WC.

The property enjoys a private front and side garden and access to magnificent communal gardens, originally designed by the renowned Edwardian landscape designer Thomas Mawson. These communal areas extend to approximately 10 acres and include formal gardens and woodland, offering a tranquil retreat.







Temple Ewell is situated in the Dour Valley and is surrounded by nature reserves and conservation areas. The neighbouring village of River offers additional amenities and community activities. The historic town of Dover and the city of Canterbury provide a wider range of shopping and recreational facilities.

This unique property is an exceptional opportunity for those looking to reside in a home with rich history and significant potential. Experience the elegance and serenity of Kearsney Court, a rare gem in a stunning location.

#### Additional Features -

- In need of repair and modernisation, providing a perfect opportunity to personalise and restore this historic property to its former glory.
- Retains some period features including high ceilings and picture rails.
- Private garage and additional communal parking spaces.
- Conveniently located near Kearsney railway station with direct services to London, and easy access to the A2 and A20 trunk routes.
- Close to local amenities including a post office, village hall, primary school, and an 18th-century public house.



Our Vendors' Perspective - *"This home has been in our family since 1986, and it holds countless fond memories for us. Our family grew up here, and the woodlands provided a wonderful playground for our daughters; they absolutely loved exploring it as kids."*







*The tower, with its unique spiral staircase, has always been a special feature, offering an amazing vantage point to see far and wide, including the castle. It's a reluctant sale for us, as this house has been such a significant part of our lives.*

*"Living at Kearsney Court has been a unique experience, balancing private lives with a friendly and helpful community atmosphere. We, as residents, have always supported each other and enjoyed our interactions. The Kearsney Court Management Ltd. holds meetings a couple of times a year, which are always social and friendly events. Each house has a representative who acts as a director within the company, ensuring everyone has a voice. Decisions on communal matters, such as hedge maintenance or new plant purchases, are made collectively at these meetings. It's a collaborative and enjoyable process that adds to the charm of living here.*

#### **GROUND FLOOR -**

Entrance Hallway

Living Room - 6.86m x 4.5m (22'6" x 14'9") maximum

Dining Room - 4.27m x 2.87m (14'0" x 9'5")

Kitchen - 4.55m x 2.59m (14'11" x 8'6")

Cloakroom/ WC - 2.82m x 2.82m (9'3" x 9'3") maximum

#### **FIRST FLOOR -**

Landing

Bedroom One - 6.73m x 4.39m (22'1" x 14'5") maximum

Bedroom Two - 4.29m x 2.9m (14'1" x 9'6")

Bedroom Three - 4.5m x 2.44m (14'9" x 8'0")

Bathroom - 2.54m x 1.65m (8'4" x 5'5")

Tower Room - 2.84m x 2.74m (9'4" x 9'0")

#### **EXTERNAL -**

Garage

Residents Parking

Cellar - 2.44m x 2.03m (8'0" x 6'8")

Allotment

Communal Grounds and Gardens

Private Residents Woodland

#### **TENURE -**

Freehold

Gardening Charge - £55 per month

Liability Insurance (woodland) - £49.09 per year (2024)

#### **COUNCIL TAX -**

Dover District Council

Band C (£1,882.20 PA)

#### **EPC RATING -**

37 | F





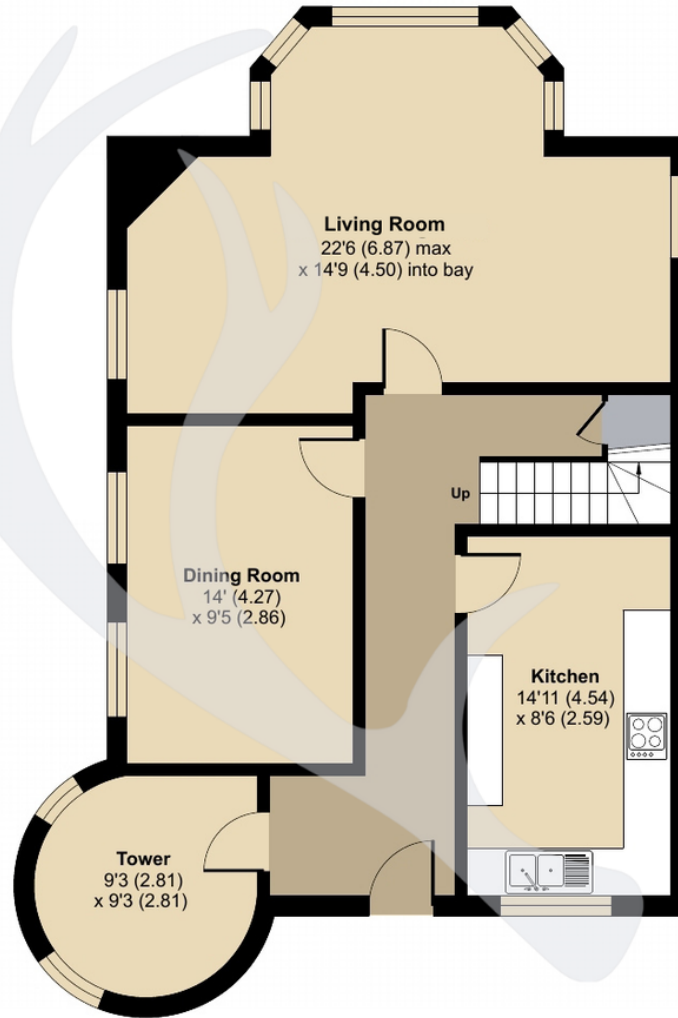


*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*

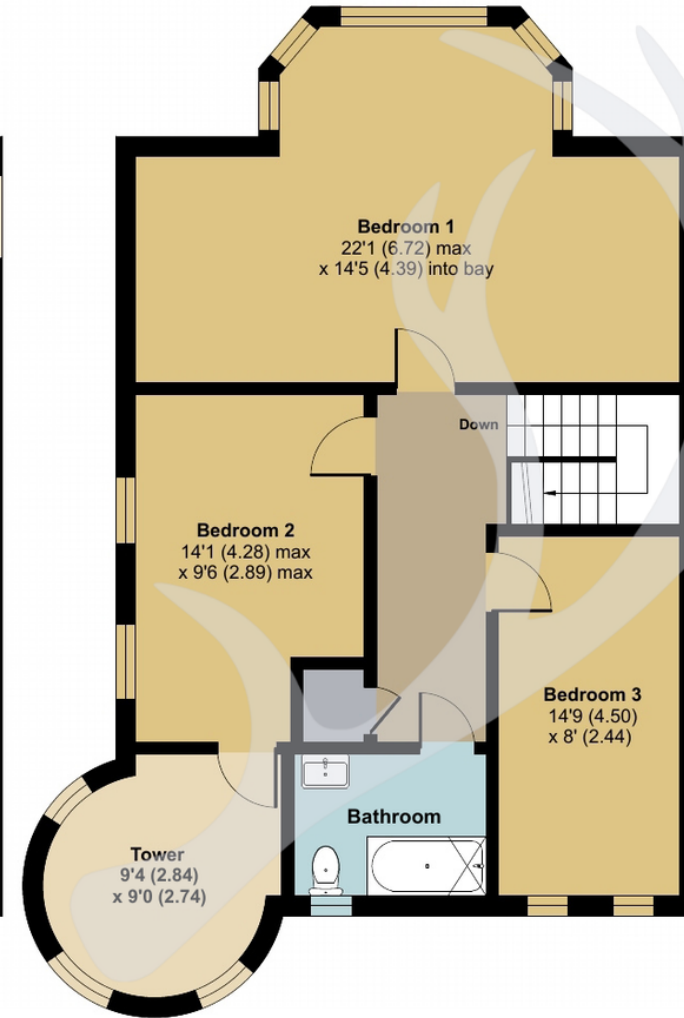
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Approximate Area = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Alexander Russell Estate Agents Limited. REF: 1133305