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Equestrian Property

Bramble Hill Cottage, Hogbrook Hill Lane, Hougham, Kent CT15 7BS

A rural property with land, outbuildings and 5 stables on the edge of the Alkham Valley less than 1 mile from Alkham village and located within the Kent Downs National Landscape.

The property comprises an extended cottage which is believed to have originally been just a two up two down cottage dating back to the early 1600's.

The original cottage has been extended at various times over the years and now provides just over 2700 sq. ft. of accommodation.

There is a generous double garage/workshop to the side of the house whilst to the rear is a good size garden.

The paddocks and stables adjoin the garden to the east.

Freehold – Council Tax Band E

About 2.35 acres





Communications (Approx.)

Folkestone West Station (HS1 Trains) - 5.4 miles

Alkham Village - 0.9 mile

West Hougham - 1 mile

Dover/A2 - 5 miles

Canterbury - 13.9 miles

Accommodation

Ground Floor:

- Sitting Room • Dining Room • Snug • Kitchen • Hall
- Conservatory • Bathroom • Small Utility Room
- Boot Room

First Floor:

- 4 Bedrooms • Access to Loft

Outside:

- Car Port • Double Garage • Shed/Stores & WC
- 3 Stables • 2 Stables

Situation

Bramble Hill Cottage is situated in a rural location between the villages of Alkham and West Hougham offering easy access via local lanes to Alkham Village and the Alkham Valley Road to the north or to the A20 to the south via West Hougham.

There is easy access to Dover & the A2 and to Folkestone and the M20 & A20. High Speed Trains to London Stratford & St Pancras at Folkestone West Station are about 4.5 miles away at Folkestone West. Canterbury is about 12 miles.

Land & Stables

There are two separate blocks of stables, one of three and another of two set around a brick paved yard. These are located in an area next to the paddocks with gated access from the byway. There is a Mobile Home nearby which has been used for ancillary use only and not as a permanent dwelling.

The land is level pasture divided into two main paddocks with a smaller 'turn out' area close to the stable yard and has its own gated access from the Byway. The land is surrounded on 2 sides by arable farmland.

Public Footpaths

There are no footpaths or public rights of way crossing the property. However, the property does adjoin a ByWay (No ER181) which is useful for riding and joins up with Abbey Road to the north east.

For further information or a plan of the exact location go to: <https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Plans/Boundaries & Acreages

The plan on these particulars and the acreage quoted are strictly for identification and guidance only and are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

The boundaries shown have been prepared by reference to digital Ordnance Survey data but interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s, and they must satisfy themselves as to the exact boundaries of the property and the quantity of land being purchased. Any error or mistake shall not annul the sale or entitle any party to compensation thereof.

Planning/Local Authority

All planning enquiries relating to any future use of the land should be directed to the planning department at Dover District Council

dover.gov.uk

Services

House: Mains water and electricity, gas boiler for central heating and hot water with Calor Gas Tank Store, private drainage which is believed to be a cesspool.

Buildings: Water and electricity are connected where needed.

Viewings/Health & Safety

Viewings are strictly by appointment through Hobbs Parker Estate Agents. Viewers are asked to contact Hobbs Parker Estate Agents LLP on 01233 506260 or 01580 766766.

Viewers are asked to exercise extreme caution when viewing and must have regard for their own safety during their inspection.

The Vendors and their agents do not accept any responsibility for any accident or injury because of your inspection of the property.

Directions

Sat Nav: CT15 7BS

WhatWordsn App: [///songbirds.obeyed.atlas](http://songbirds.obeyed.atlas)

From Folkestone/M20:

Heading east on the M20 and passing Folkestone on your right, join the A20 briefly before joining the Alkham Valley Road immediately after leaving the hillside tunnel. Follow the Alkham Valley Road into Alkham village and just past the Marquis of Granby pub turn right into Hogbrook Hill Lane. Continue up the hill without deviation and at the junction with Meggett Lane bear left. The property is then the first property on the left at the entrance to the trackway.

For the exact location use the What3Words App and the reference quoted above.

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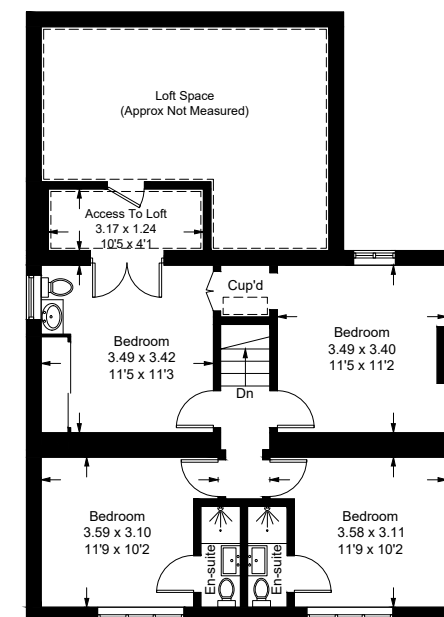
Bramble Hill Cottage, West Hougham, Dover

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor - 192.1 sq m / 2068 sq ft
(Including Garage)

[Dashed line] = Reduced headroom below 1.5m / 5'0"



First Floor - 62.2 sq m / 669 sq ft

Approximate Gross Internal Area = 254.3 sq m / 2737 sq ft

Outbuildings = 81.1 sq m / 873 sq ft

Total = 335.4 sq m / 3610 sq ft

(Including Garage / Excluding Loft Space)

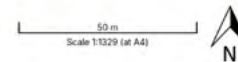
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1330091)

www.bardenvisuals.co.uk





Produced on Land App, Sep 2, 2026.
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www.hobbsparker.co.uk

Boundaries/Acreage

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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.



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