



Otterburn 4 Hunters Bank, Old Road, Elham, Canterbury, Kent, CT4 6SS

Guide Price £720,000

EPC RATING: C

Superb
Family
Home

An impressive four bedroom well presented home in a superb location in the heart of the picturesque village of Elham. Accommodation comprises: **GROUND FLOOR** - Spacious entrance hall with under stairs cupboard, sitting room featuring an attractive fireplace with 'Clearview' wood burning stove and glazed doors to the dining room with UPVC double glazed patio doors to rear garden, modern kitchen with door to useful utility room, office, cloakroom/WC. **FIRST FLOOR** - Spacious landing with airing cupboard, bedroom one with built in wardrobe range and door to en suite shower room/WC, three further bedrooms with built in double wardrobes, family bath/shower room. **OUTSIDE**: Attractive front and rear garden, attached double garage with electric up and over door to front and driveway. Useful store room/workshop to the rear garden. The property benefits from a water softener system. EPC Rating: C



Approximate Gross Internal Area = 160 sq m / 1722 sq ft
Garage = 30 sq m / 326 sq ft

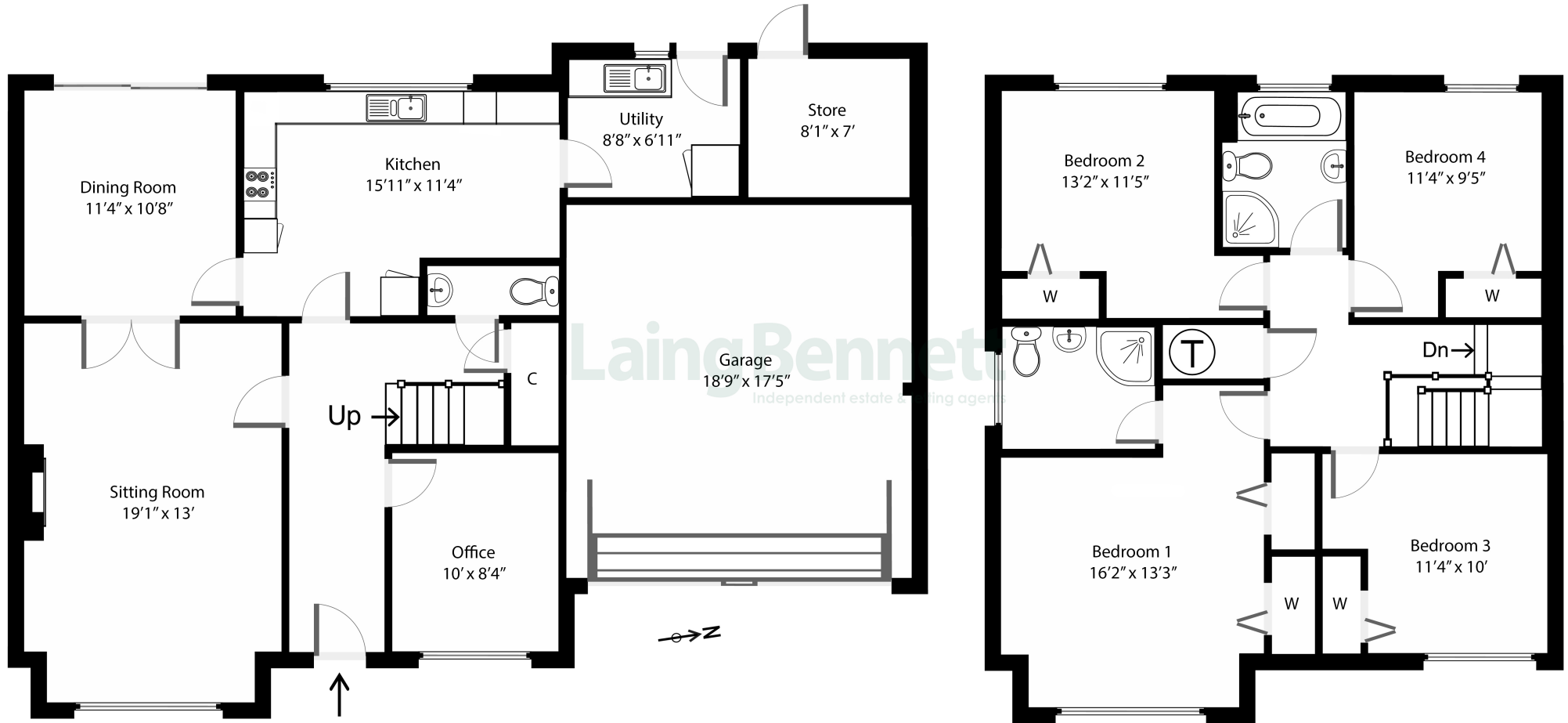


Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

This delightful home is set in a superb location setback on 'The Old Road'. Elham is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, small supermarket, two public houses and the exciting prospect of the public house in the ancient square being refurbished and reopened to the public. In the nearby town of Folkestone, there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

The accommodation comprises

First floor

Spacious entrance hall

Sitting room

19' 1" x 13' 0" (5.82m x 3.96m)

Dining room

11' 4" x 10' 8" (3.45m x 3.25m)

Kitchen

15' 11" x 11' 4" (4.85m x 3.45m)

Utility room

8' 8" x 6' 11" (2.64m x 2.11m)

Office

10' 0" x 8' 4" (3.05m x 2.54m)

WC

First floor

Landing





Bedroom one

16' 2" x 13' 3" (4.93m x 4.04m)

En-suite shower room

Bedroom two

13' 2" x 11' 5" (4.01m x 3.48m)

Bedroom three

11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom four

11' 4" x 9' 5" (3.45m x 2.87m)

Bathroom

Outside

Store/workshop

8' 1" x 7' 0" (2.46m x 2.13m)

Double garage and driveway

18' 9" x 17' 5" (5.71m x 5.31m)

Gardens

Attractive front garden mainly laid to neat lawn with well plant and shrub beds. Side access leads to the delightful rear garden which is arranged on two levels joined by a sloping bank and steps. Useful built in storeThe lower level is mainly laid to lawn with sun terrace, vine covered pergola and well stocked areas of planting. The bank is very well stocked with mature shrubs. The upper level is an informal grassed area and backs onto the paddocks with pleasant views to the rear.

Heating

Electric

Heating









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

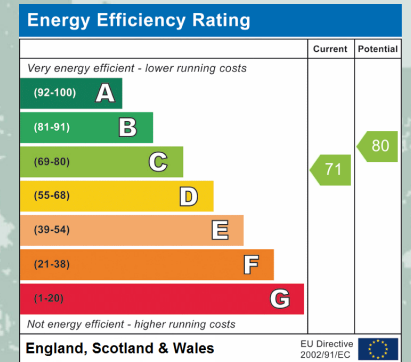
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