

**Laing
Bennett**
Independent estate & letting agents

Rigdens, The Square, **Elham**, Canterbury, Kent, CT4 6TJ

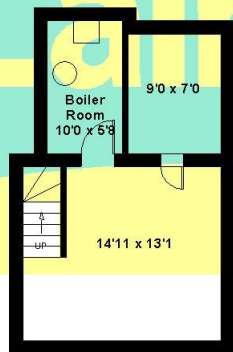
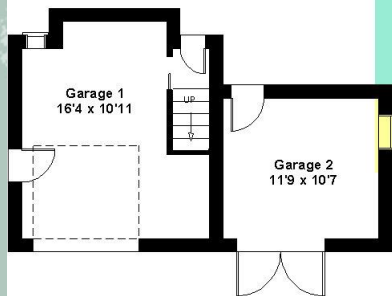
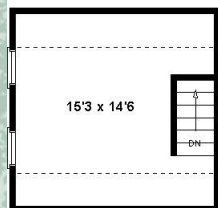
Guide Price £699,995

EPC RATING: TBC

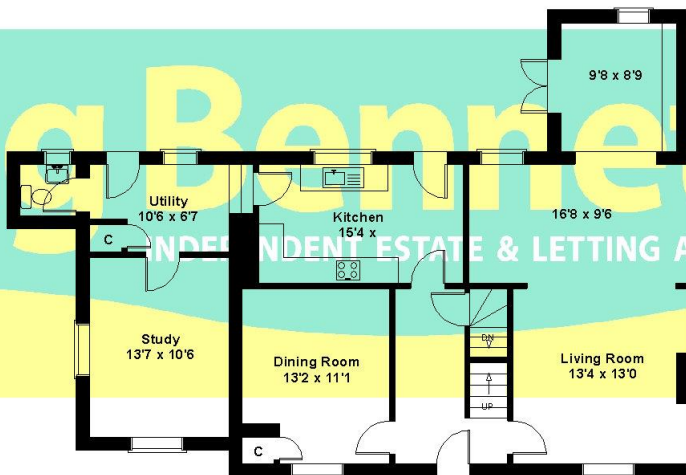
**No
Chain**

A charming Grade II listed village residence set in the heart of Elham offering spacious, flexible accommodation. Delightful rear garden and useful outbuilding/garage. Three reception rooms, four bedrooms and two bath/shower rooms. In need of some refurbishing. No forward chain. EPC RATING = EXEMPT

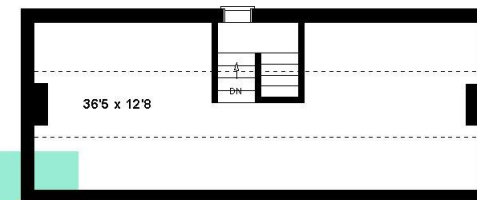




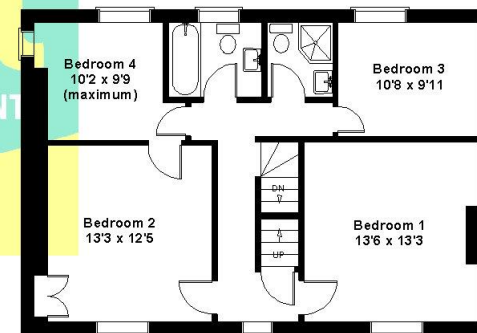
CELLAR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Laing Bennett
INDEPENDENT ESTATE & LETTING AGENTS

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

Situation

This property is situated in 'The Square' in the centre of picturesque Elham. The village is set deep in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty at the centre of the Elham Valley. Elham offers amenities including: two public houses (one with Post Office facilities), restaurant, primary school, doctor's surgery, two churches and village hall. A2 for Canterbury, Dover and M2, 6 miles. Ashford international Station 16.5 miles. Sandling railway station 5 miles for local services. Folkestone West railway station for high speed domestic services 8 miles. Port of Dover 12 miles. Channel Tunnel Terminal 5.5 miles. Regular bus services to Canterbury and Folkestone via surrounding villages.

The accommodation comprises:

Ground floor

Entrance hallway

Doors to the living room, dining room and kitchen | Attractive wooden staircase to the first floor | Wooden parquet flooring | Radiator | Door down to the cellar

Living room

A large room spanning the depth of the property with windows to the front and rear | Open fireplace | Radiators | TV aerial points | French doors out to the rear garden

Dining room 13'2" x 11'1" (4.01m x 3.38m)

Wooden sash window to the front, overlooking The Square | Large decorative former fireplace with wooden mantle over | Wooden parquet flooring | Radiator | Built-in storage cupboard

Kitchen 15'4" x 9'3" (4.67m x 2.82m)

Fitted modern white units with wooden worktops | Stainless steel sink/drainers | Electric hob | Electric oven/grill | Integrated dishwasher | Window to the rear | Tiled flooring | Radiator | Wooden back door out to the garden | Door and steps down to:

Utility

Space/plumbing for washing machine | Tiled flooring | Radiator | Built-in storage cupboard | Doors to the study and cloakroom/WC | Window to the rear | Part-glazed door out to the garden

Study 13'7" x 10'6" (4.14m x 3.20m)

Dual aspect | Sash windows to the front and side | Wooden parquet flooring | Radiator | TV aerial point



Cloakroom/WC

Low-level WC | Wall mounted wash basin | Tiled splashback | Tiled flooring | Radiator | Obscure glazed window

First floor

Landing

Doors to all bedrooms, bathroom and shower room | Sash window to the front | Door with stairs to the attic room

Bedroom one 13'6" x 13'3" (4.11m x 4.04m)

A large double bedroom | Sash window to the front | Picture rails | Radiator

Bedroom two 13'3" x 12'5" (4.04m x 3.78m)

Sash window to the front | Built-in double wardrobe with storage cupboard over | Radiator | TV aerial point | Door to bedroom four

Bedroom three 10'8" x 9'11" (3.25m x 3.02m)

Sash window to the rear | Overlooking the garden | Radiator

Bedroom four 10'2" x 9'9" (3.10m x 2.97m)

Window to the rear overlooking the garden | Further high-level window to the side | Radiator | TV aerial point

Bathroom

Modern white suite | Panelled bath | Close coupled WC | Pedestal wash basin | Radiator | Part tiled walls | Tiled flooring | Window to the rear

Shower room

Newly fitted white suite | Single shower cubicle with wall mounted shower | Close coupled WC | Pedestal wash basin | Radiator | Part tiled walls | Tiled flooring | Extractor fan



Second floor

Attic room

A large space ideal for storage

Basement

Cellar

A large storage space | Oil boiler (Not working) in inner room

Outside

Garden

A charming enclosed garden set to the rear of the property | Good size paved terrace | Lawn | Raised deck seating area | Well stocked with established trees and shrubs | Mature borders | Vegetable garden with greenhouse/potting shed | Gate providing access out to 'Cock Lane'

Outbuilding/garages

Both garages are accessed from 'Cock Lane' | This substantial outbuilding offers garaging and storage but could have potential for development or an annexe subject to the relevant permissions

Agent note

The property is being marketed due to Probate purposes

Council Tax Band G (Shepway District Council)

Drainage Mains drainage

Heating Oil (Boiler not working)

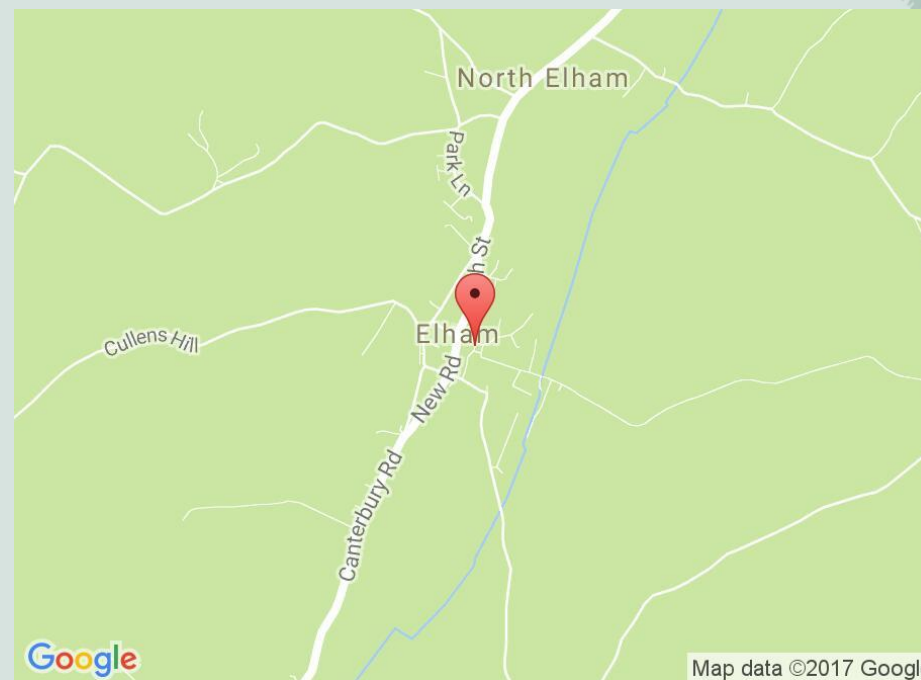
Tenure Freehold

Postcode CT4 6TJ

Viewings Strictly by appointment only - Property Reference LB2_001309







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

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Kent | CT18 8HP

www.laingbennett.co.uk



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details 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. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.