

Laing Bennett

Residential sales

Tall Trees, Canterbury Road, Elham, Canterbury, Kent, CT4 6UG

Guide Price £1,250,000

EPC RATING: E

Enchanting
Home with
2.5 Acres

Introducing a most charming detached village home, with SPECTACULAR FAR REACHING VIEWS over the lush rolling hills of the Elham valley countryside nestled on approximately 2.5 ACRES on the edge of the sought-after and quintessential English village of Elham. This delightful property is approached via a driveway that sweeps up to the rear, leading to a detached garage with store to rear. The property benefits from some ELEGANT CHARACTERFUL FEATURES such as the impressive parquet flooring and attractive original fireplaces. The ground floor accommodation includes a welcoming reception hall, a living room with double doors opening into a stunning garden room featuring a vaulted glazed roof and windows on three sides, flooding the space with natural light. The kitchen opens into a large dining room, perfect for family gatherings and entertaining. Additional ground floor spaces include a utility room, a family room that can also serve as a fourth bedroom, and a convenient shower room. On the first floor, you will find a spacious landing leading to three double bedrooms, main bathroom and a BALCONY providing a lovely outdoor space to enjoy the surrounding views. The outdoor space is truly exceptional, with outbuilding/former stable and a beautifully maintained kitchen garden enclosed by hedges, featuring a vegetable growing area and two large greenhouses. The garden further opens up to a vast lawn adorned with established trees, creating a serene and picturesque setting where you can enjoy the sights and sounds of nature. This property is offered with NO CHAIN. EPC RATING: E



Approximate Gross Internal Area (Excluding Balcony, Including Low Ceiling) = 207 sq m / 2226 sq ft
Outbuildings / Garage = 21 sq m / 230 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is situated not far from the centre of the sought after and picturesque village of Elham. Being ideally located for amenities and having nearby access for superb country walks. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the award winning public house in the ancient which has been fully refurbished and reopened to the public. In the nearby town of Ashford there is a mainline railway station with high Speed service to London Stratford and St Pancras stations with an approx. journey time of 37 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

The accommodation comprises

Ground floor

Reception hall

Living room

19' 11" x 14' 0" (6.07m x 4.27m)

Garden room

19' 11" x 18' 5" (6.07m x 5.61m)

Kitchen

11' 1" x 8' 0" (3.38m x 2.44m)

Dining room

22' 9" x 9' 11" (6.93m x 3.02m)

Utility room

12' 5" x 9' 9" (3.78m x 2.97m)

Family room/bedroom four

12' 0" x 11' 5" (3.66m x 3.48m)





Shower room/WC

First floor

Landing

Bedroom one

19' 11" x 14' 10" (6.07m x 4.52m)

Bedroom two

19' 1" x 12' 0" (5.82m x 3.66m)

Balcony

10' 5" x 10' 1" (3.17m x 3.07m)

Bedroom three

12' 0" x 11' 7" (3.66m x 3.53m)

Bathroom

Outside

Front lawn

Driveway

Detached garage

17' 0" x 10' 3" (5.18m x 3.12m)

Outside store

10' 3" x 4' 11" (3.12m x 1.50m)

Gardens to the rear

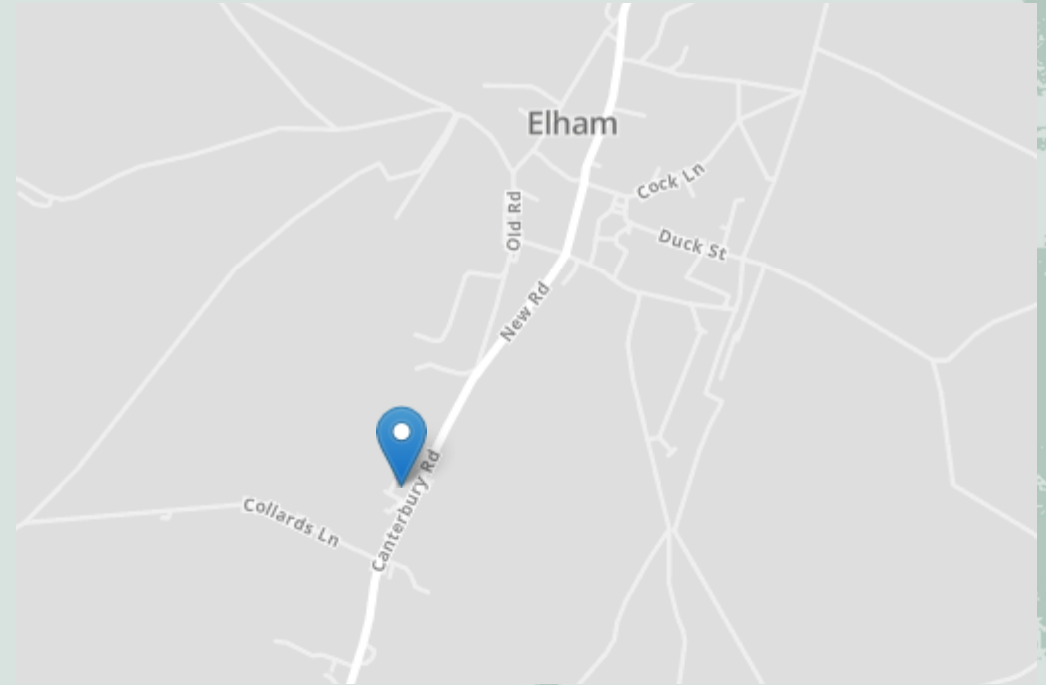
Two greenhouses

Heating

Oil







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 | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.