



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

EPC Rating =

Guide Price £1,125,000



Nestled within the heart of the sought-after, picturesque village of Elham, this enchanting five bedroom Grade II listed period home occupies a prime position within the ancient square. Offering an abundance of original character features, opulent charm and large rooms ideal for family living and entertaining, the property is a true reflection of its historic past, having once served as a private school where the iconic Audrey Hepburn received part of her education.

Guide Price £1,125,000

Tenure Freehold

Property Type End of Terrace House

Receptions 3

Bedrooms 5

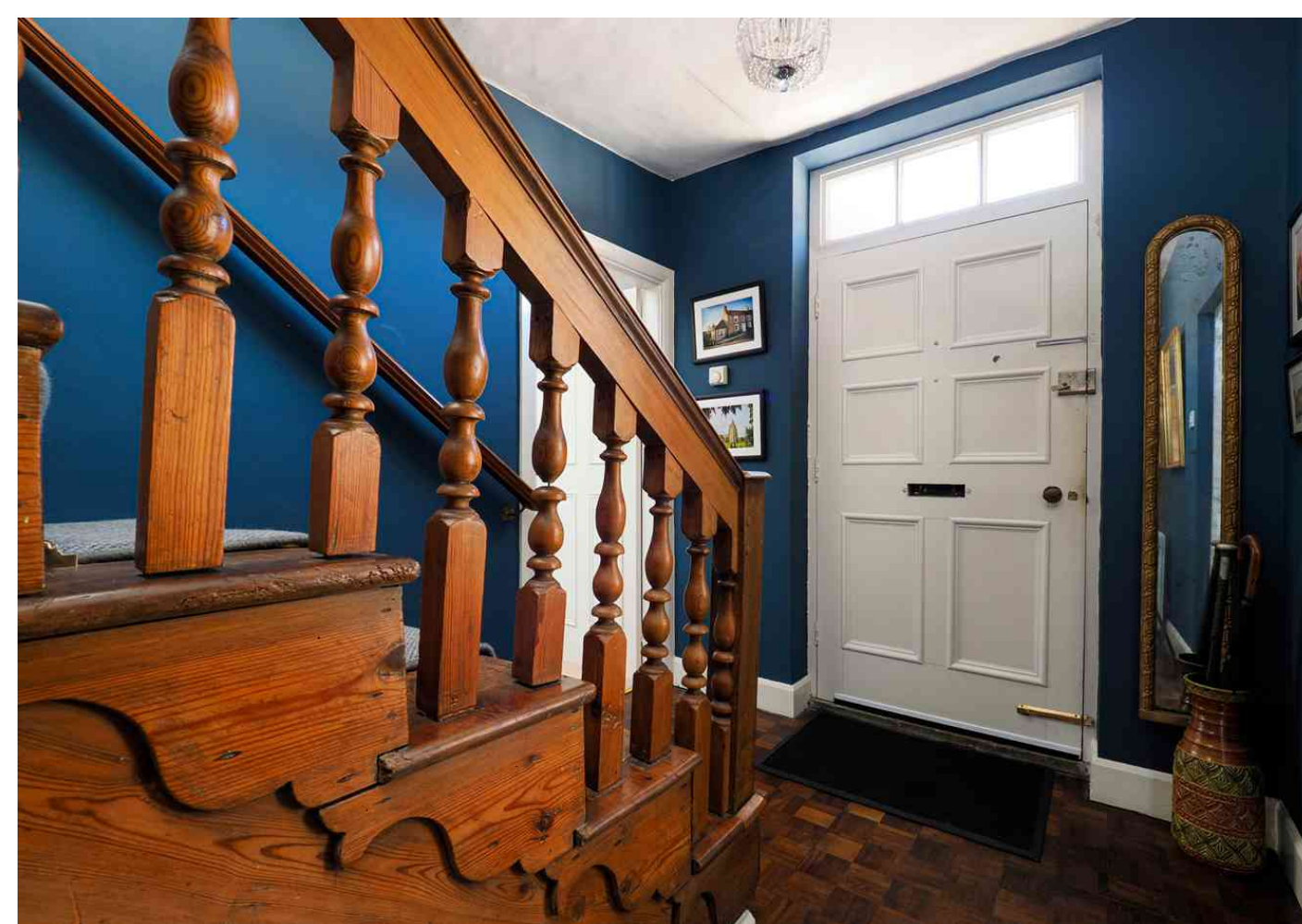
Bathrooms 1

Heating Oil

EPC Rating TBC

Council Tax Band G

Folkestone And Hythe District Council



Welcome to this magnificent village home

Ground floor

On entering this beautiful home, you are greeted by a delightful reception hall with an impressive staircase, setting the tone for the grandeur of the property. A door leads to the cellar, which is a real gem, offering a wonderful opportunity for hosting or enjoying your collection of wines.

The sitting room provides space to relax or gather with loved ones, enhanced by an attractive fireplace featuring a wood-burning stove. The double-aspect dining room offers a perfect setting for family dinners or entertaining friends, with an abundance of natural light pouring in. The living room is light, bright, and spacious, boasting an open fireplace and a seamless flow to a relaxing library area. The library offers a peaceful retreat, and French doors lead to the rear garden. The magnificent kitchen is a chef's dream, being well designed and featuring a cooking range, and plenty of storage space. Steps lead down to a useful utility room and WC, adding both practicality and convenience to this elegant home.

First floor

The first floor continues the exuberant feel, with a spacious landing that connects the four impressive bedrooms. Each room is generously sized, offering the perfect balance of comfort and style. The luxurious bath/shower room is a highlight, with high-end fittings and a tasteful design that complements the home's period charm.

Second floor

A large room which can be used as a hobby/play room or bedroom

Outside

To the rear of the property, a charming enclosed garden offers a peaceful oasis. The garden features a good-sized paved terrace, ideal for alfresco dining or relaxing in the sun. A lawn provides a beautiful green space, while a raised deck seating area offers a perfect spot for outdoor entertaining. The garden is well-stocked with established trees and shrubs, and mature borders add to its natural beauty. A gate provides access to 'Cock Lane,' offering a convenient entry point.

The property also includes two garages, both of which are accessed from 'Cock Lane' and a workshop. There is a first floor room above the garage which is currently being used as a gym.

Situation

This superb property is situated in 'The Square' which is central to the sought after and picturesque village of Elham. The village offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, The recently refurbished Kings Arms which has been transformed inside and out offering quality food and drink to the villagers and its visitors. 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

Ground floor

Entrance hall

Living room

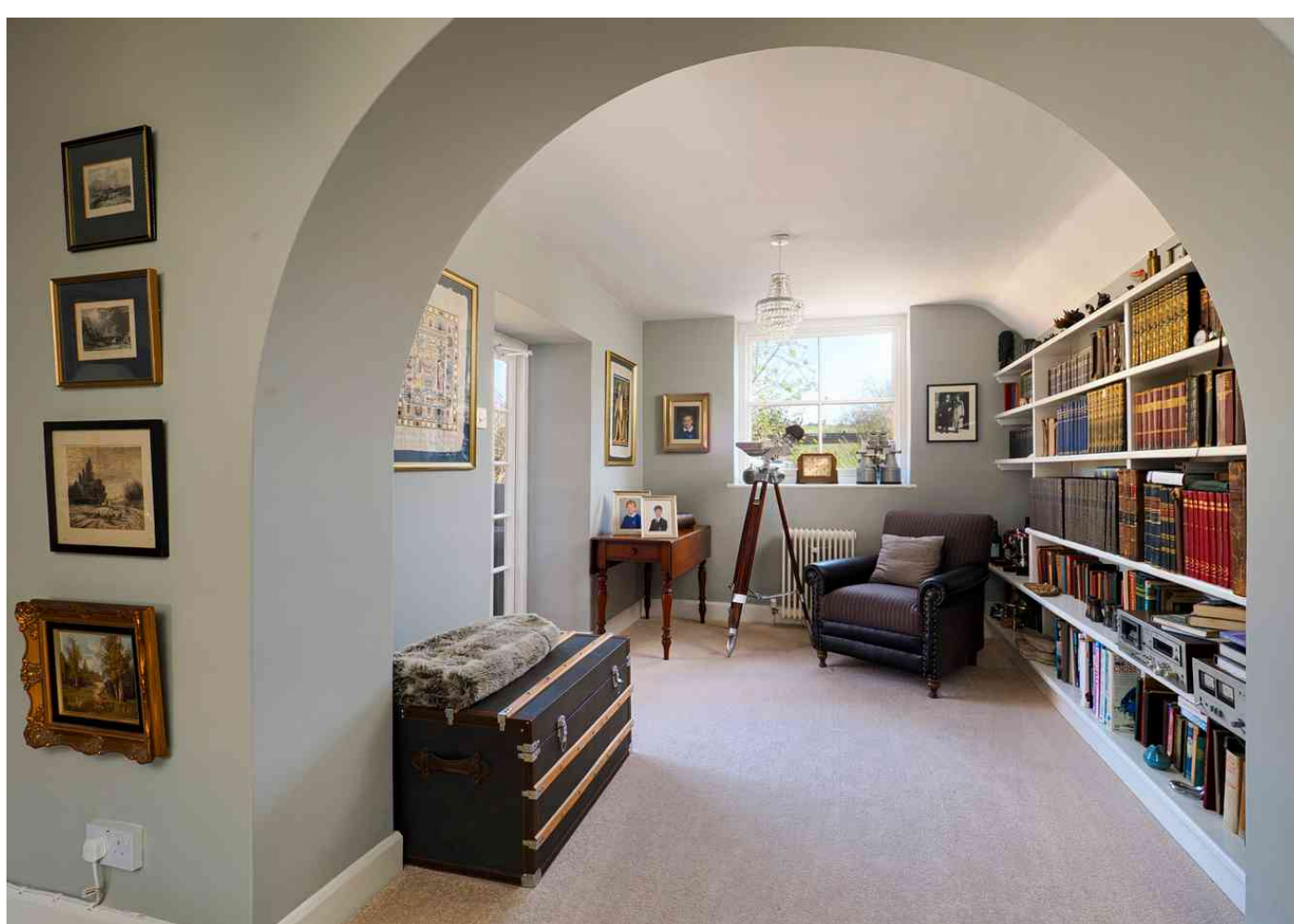
23' 6" x 16' 9" (7.16m x 5.11m)

Library

9' 9" x 8' 9" (2.97m x 2.67m)

Sitting room

14' 2" x 13' 3" (4.32m x 4.04m)





Kitchen
15' 9" x 9' 3" (4.80m x 2.82m)

Utility
13' 10" x 6' 7" (4.22m x 2.01m)

WC

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

First floor
Landing

Bedroom one
14' 6" x 13' 4" (4.42m x 4.06m)

Bedroom two
13' 6" x 13' 4" (4.11m x 4.06m)

Bedroom three
10' 9" x 9' 11" (3.28m x 3.02m)

Bedroom four
12' 9" x 9' 9" (3.89m x 2.97m)

Bathroom

Second floor
Bedroom five
36' 4" x 12' 9" (11.07m x 3.89m)

Basement
Cellar room
15' 2" x 15' 1" (4.62m x 4.60m) with two storage rooms

Outside
Attractive paved frontage and rear garden

Workshop
13' 9" x 8' 3" (4.19m x 2.51m)

Garage one and two
17' 9" x 15' 0" (5.41m x 4.57m) and 15' 5" x 11' 6" (4.70m x 3.51m)

Gym located on first floor over garage one
14' 11" x 14' 5" (4.55m x 4.39m)

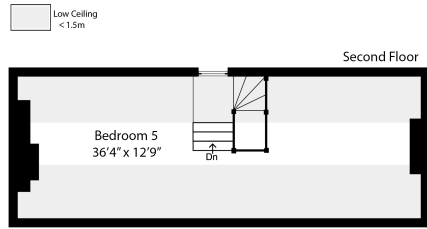
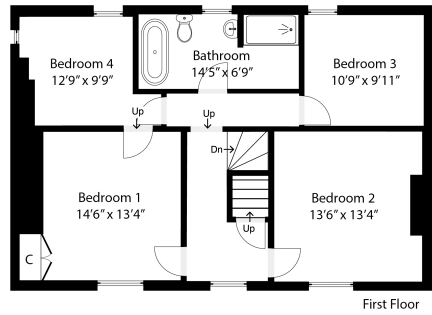
Gravel parking area to rear







Approximate Gross Internal Area (Excluding Garage & Gym) = 268 sq m / 2888 sq ft
 Garage and Gym = 65 sq m / 698 sq ft



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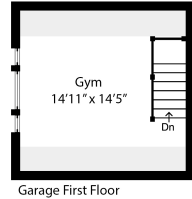
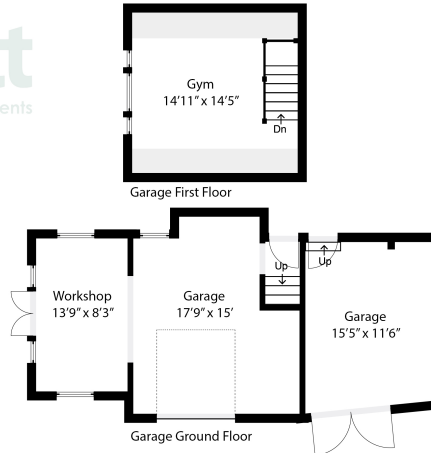
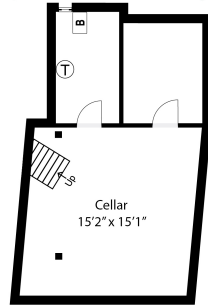
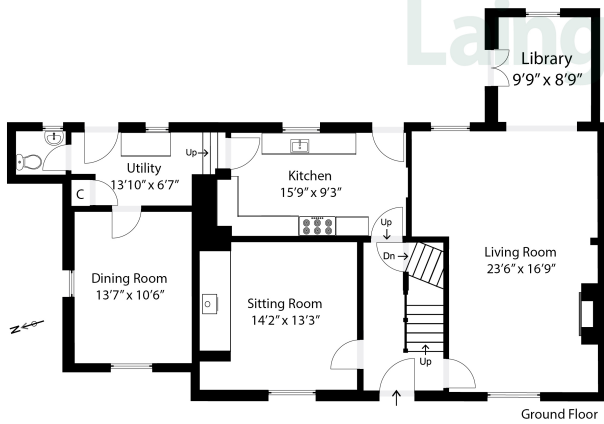


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the wres points.
 Not to scale. Outbuildings are not shown in actual location.
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