







An attractive detached four bedroom family home which is beautifully presented and bathed in natural sunlight. The property offers generous accommodation throughout and all the qualities and space to suit the needs of any modern family. The property has an exquisite garden, detached double garage and driveway parking. On entering this stunning home you are welcomed by the spacious hallway with stairs to the first floor, and cloakroom/WC. The double aspect living room features an impressive fireplace fitted with wood burning stove and doors which open to the glorious conservatory which in turn has French doors to the garden. The kitchen is flooded with natural light due to being open plan to the conservatory and is fitted out with a bespoke stylish good high specification kitchen featuring a central island with induction hob and extractor over, large larder cupboard and 'Neff' appliances. Next to the kitchen there is a useful utility room. There is also triple aspect dining room and office. To the first floor there is a spacious landing, family bath/shower room/WC, The main bedroom has a stylish en suite shower room/WC and there are three further bedrooms. Outside: The enchanting gardens have been imaginatively designed and planted to create an idyllic peaceful retreat. There are a choice of seating areas to enjoy the gardens which has glorious views of the village church. One decked area overlooks the the gently flowing 'Nailbourne'. There is a detached double garage which is partly set out as a workshop, approached over a paved driveway providing plenty of off road parking. EPC Rating: D

Guide Price £700,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 4

Bathrooms 2

Parking Double garage and driveway parking

Heating Oil - Wood burner in the living room

EPC Rating D

Council Tax Band G

Folkestone And Hythe District Council



Situation

The property is situated in a most sought after location in the village of Elham. Elham 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. The property is 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 public house in the ancient square which has been 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.



Ground floor

Entrance

Entrance hall

Cloakroom/WC

Sitting room

19' 3" x 12' 0" (5.87m x 3.66m)

Conservatory

12' 10" x 11' 0" (3.91m x 3.35m)

Kitchen/Breakfast room

13' 11" x 12' 4" (4.24m x 3.76m)

Utility room

10' 6" x 5' 9" (3.20m x 1.75m)





Office

10' 6" x 9' 3" (3.20m x 2.82m)

Dining room

10' 6" x 9' 10" (3.20m x 3.00m)

First floor

Landing

Bedroom one

13' 11" x 12' 4" (4.24m x 3.76m) with door to:

En suite shower room

Bedroom two

12' 0" x 9' 6" (3.66m x 2.90m)

Bedroom three

12' 0" x 9' 5" (3.66m x 2.87m)

Bedroom four

10' 7" x 9' 11" (3.23m x 3.02m)

Family bath/shower room/WC

Outside

Double garage/workshop

18' 1" x 17' 9" (5.51m x 5.41m) Detached double garage which is partly set out as a workshop but could be reverted back to just garaging







Approximate Gross Internal Area (Including Low Ceiling) = 166 sq m / 1786 sq ft
 Garage = 30 sq m / 322 sq ft

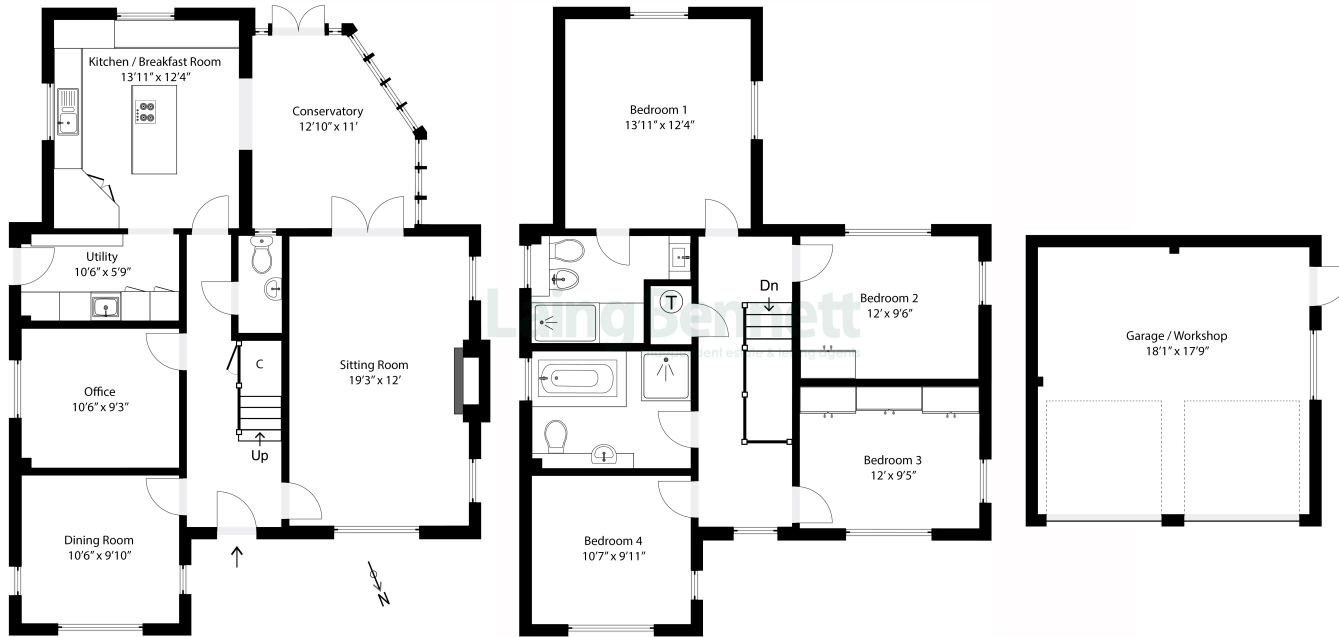
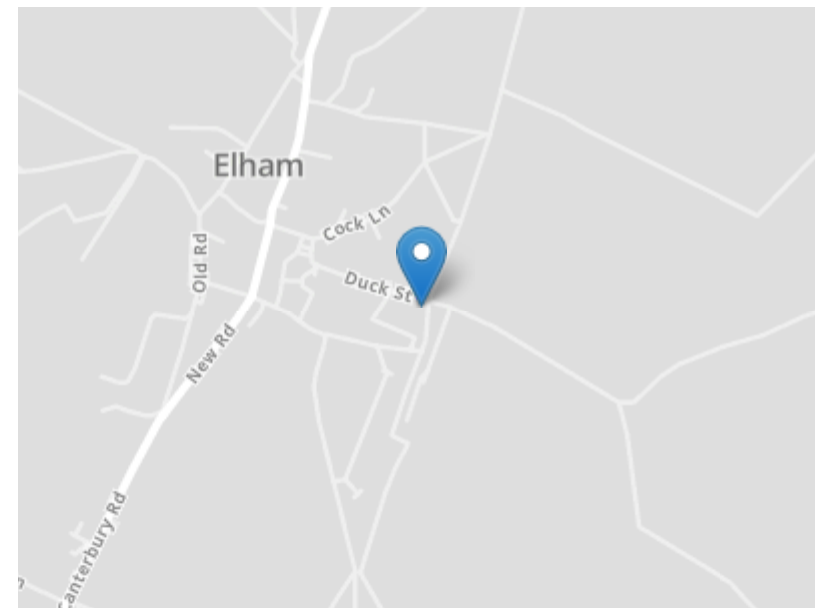


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



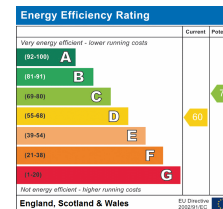
Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk



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



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.