







A well appointed and deceptively spacious three bedroom home situated in the heart of Elham village. Boasting a stylish modern kitchen and a large conservatory. The accommodation comprises: Ground floor – entrance hall, walk in cloaks cupboard, living room, dining room, kitchen, conservatory, inner lobby and WC, utility room. First floor – landing, three bedrooms and bathroom with bath and shower. Countryside views from the first floor. Outside: front driveway and a Garage currently arranged as a workshop/store. A beautiful, mature and well kept rear garden. Set in an elevated position overlooking the picturesque centre of the village. EPC RATING = D

Guide Price £575,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway & garage

EPC Rating D

Council Tax Band E
Folkestone & Hythe



Situation

This property is situated on 'High Street' in the picturesque village of Elham. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, small supermarket, two public houses and a hotel/restaurant. 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

17' 7" x 12' 0" (5.36m x 3.66m)

Dining room

12' 3" x 9' 3" (3.73m x 2.82m)

Conservatory

16' 11" x 8' 0" (5.16m x 2.44m)

Kitchen

12' 2" x 8' 7" (3.71m x 2.62m)

Inter hallway

Utility room/rear porch

8' 1" x 8' 0" (2.46m x 2.44m)

WC



First floor

Bedroom one

15' 6" x 10' 7" (4.72m x 3.23m)

Bedroom two

14' 3" x 9' 3" (4.34m x 2.82m)

Bedroom three

11' 4" x 8' 7" (3.45m x 2.62m)

Bathroom

Outside

Frontage

Driveway

Garage - currently arranged as a workshop/store

15' 6" x 8' 8" (4.72m x 2.64m)

Rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 140 sq m / 1506 sq ft
 Garage = 13 sq m / 135 sq ft

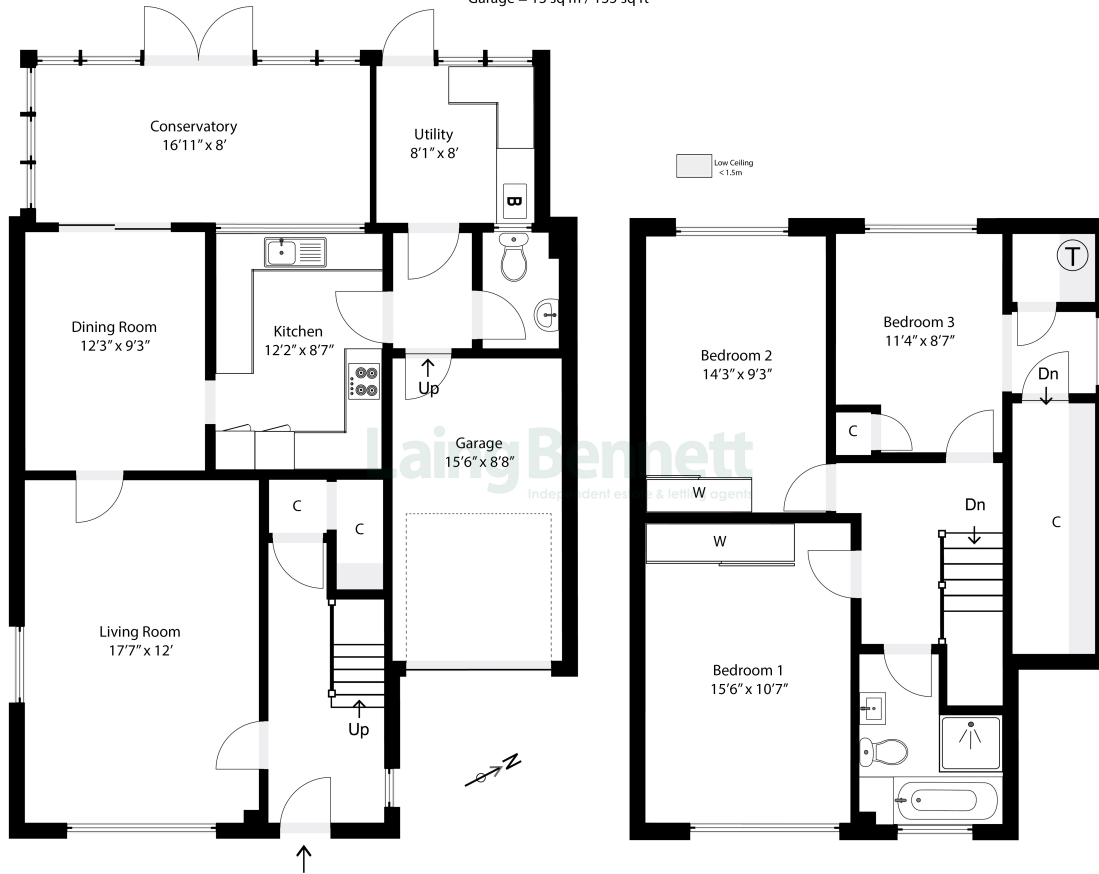
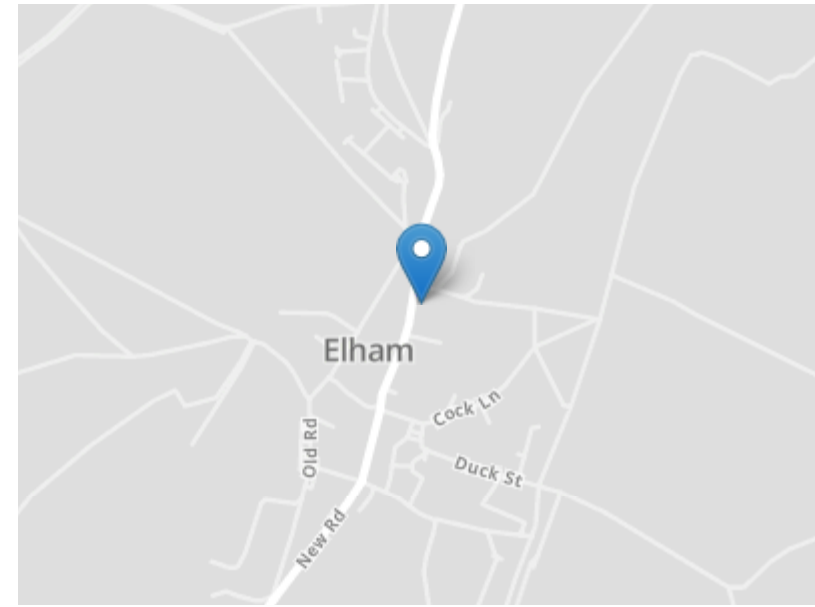


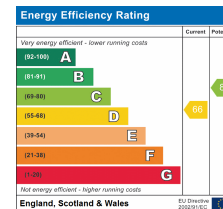
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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



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