

Highlands, Canterbury Road, Elham, Canterbury, Kent, CT4 6UG

Guide Price £1,250,000

EPC RATING: D

Wonderful
Family
Home

Coming to the open market for the first time in seventy years! An impressive four/five bedroom and three/four reception room family home which exhibits a wealth of charm and character such as original fireplaces, high ceilings and sash windows. In recent years the property has been extended to create a most splendid family room which is open plan to the kitchen Making the ideal space for entertaining family and friends. There is an opulent main bedroom with a walk in wardrobe and a luxurious en suite bath/shower room. Driveway garage/workshop and enchanting garden with useful outbuilding with three storage bays. EPC Rating: D



Approximate Gross Internal Area (Excluding Balcony) = 301 sq m / 3237 sq ft
Garage, Workshop and Outbuildings = 57 sq m / 612 sq ft

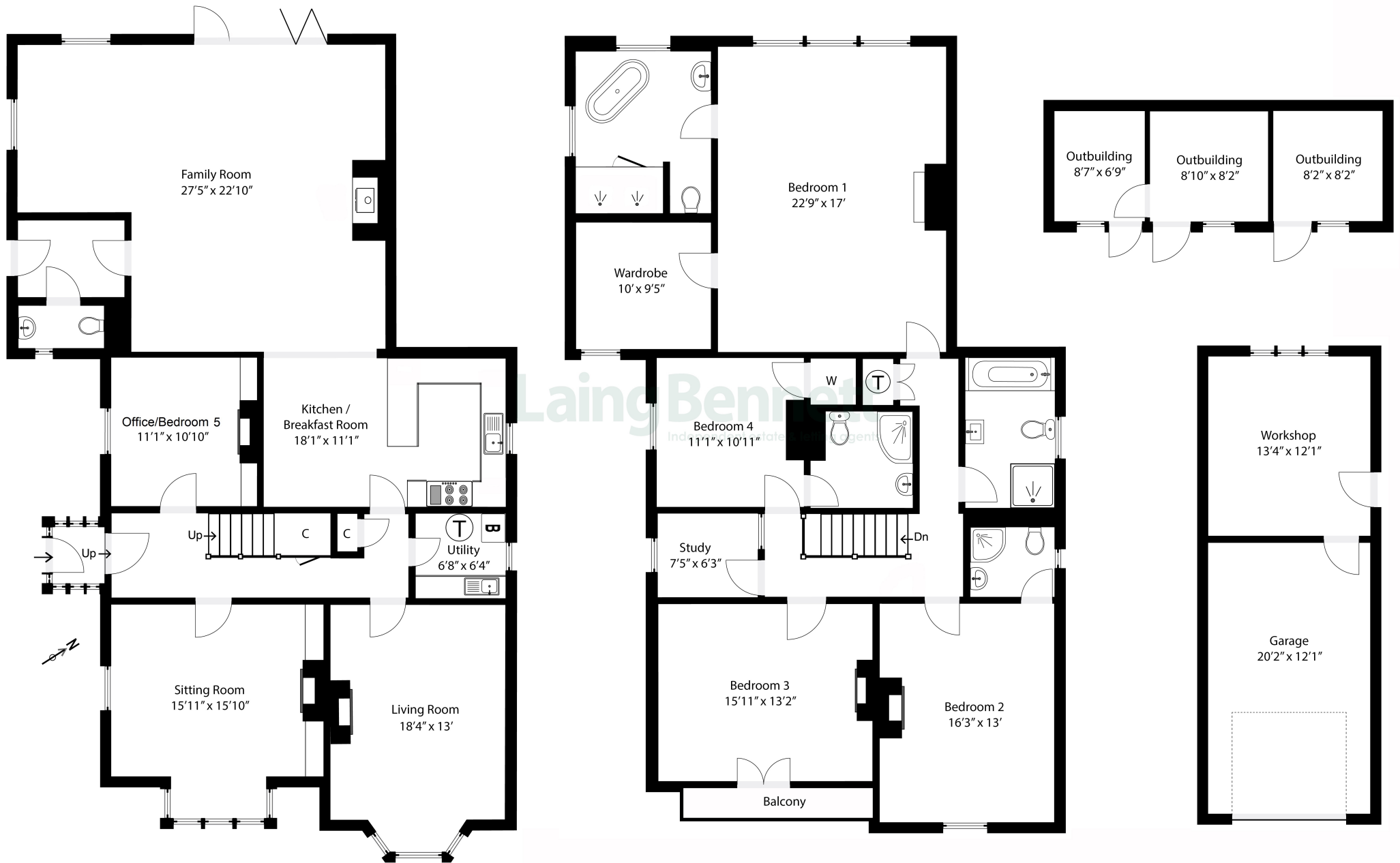


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

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 exciting prospect of the public house in the ancient square being 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

Welcome to a home offering a wealth of charm character and enough room for any modern family

Coming to the open market for the first time in seventy years! The vendors have created a home that offers immeasurable charm, character and space. There are the most magnificent countryside views to be enjoyed from the home and gardens. Step through the entrance vestibule and the front door into the spacious welcoming hall with stairs to the first floor. There is an office/bedroom four to the left boasting an impressive original fireplace with built in cupboard and shelving to each side. To the right there is a double aspect living room with deep casement window, flooding the room in natural light and original feature fireplace with built in bookcases either side. The living room is a spacious yet homely with a bay window enjoying the spectacular far reaching views over the Elham valley and a fireplace with a striking marble surround. The modern kitchen/breakfast room is well fitted out and features and has a breakfast bar. Because the kitchen breakfast room is offset to the side and open plan to the family room this house is ideal for any family or friend gathering, be it cooking a simple family supper or a larger celebratory gathering. The double aspect family room is nothing short of impressive! On those warm summer days you can open the bi-fold doors to enjoy the garden or on winter nights you can gather around the fireplace to enjoy the glow of the wood burning stove. On the ground floor there is also a handy utility room, boot room and cloakroom/WC.

On the first floor there is a landing, study, family bath/shower room/WC. The main bedroom most certainly has the 'wow' factor offering space and light with a large window overlooking the garden. There is warm ambient ceiling lighting and a contemporary electric fire. The walk in wardrobe is a good size and there is a large, luxurious, double aspect en suite featuring a double ended slipper bath and twin shower cubicle. Bedroom two enjoys those far reaching countryside views, feature fireplace and en suite shower room/WC. Bedroom three has a feature fireplace and double doors leading out to a balcony where you can sit back relax and enjoy the vista in front of you. Bedroom four has a built in wardrobe cupboard and an en suite shower room/WC.





Outside

Outside the property is in a slightly elevated position with lawn to the front and set behind hedging offering a good degree of privacy. A drive leads to an area providing for off road parking and a detached garage with workshop to the rear. The generous rear gardens flow from one area to the next with areas of lawn, vegetable garden and orchard area. The far end of the garden enjoys the most stunning view over the garden, the house and the lush far reaching green views over the Elham Valley countryside. An early viewing of this premium property comes highly recommended.

The accommodation comprises

Ground floor

Entrance vestibule

Entrance hall

Sitting room

15' 11" x 15' 10" (4.85m x 4.83m)

Living room

18' 4" x 13' 0" (5.59m x 3.96m)

Office/bedroom four

11' 1" x 10' 10" (3.38m x 3.30m)

Utility room

6' 8" x 6' 4" (2.03m x 1.93m)

Kitchen/breakfast room

18' 1" x 11' 1" (5.51m x 3.38m)

Family room

27' 5" x 22' 10" (8.36m x 6.96m)

Boot room

Cloakroom/WC

First floor

Landing

Bedroom one

22' 9" x 17' 0" (6.93m x 5.18m)

Walk in Wardrobe

10' 0" x 9' 5" (3.05m x 2.87m)

En suite shower/bathroom/WC

Bedroom two

16' 3" x 13' 0" (4.95m x 3.96m)

Bedroom two En Suite Shower room/WC

Bedroom three

15' 11" x 13' 2" (4.85m x 4.01m) with door to:

Balcony

Bedroom four

11' 1" x 10' 11" (3.38m x 3.33m)

Bedroom four ensuite shower room/WC

Bathroom/WC

Study

7' 3" x 6' 3" (2.21m x 1.91m)

Outside

Garage

20' 2" x 12' 1" (6.15m x 3.68m) With door to:

Workshop

13' 4" x 12' 1" (4.06m x 3.68m)

Gardens

Delightful large garden

Stable storage

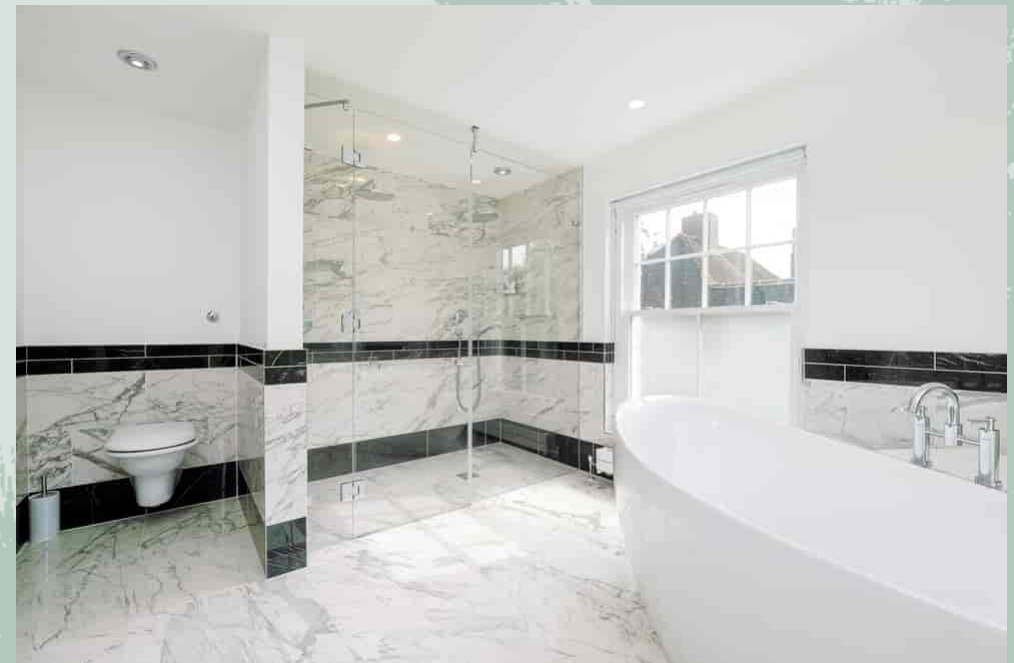
Store one: 8' 7" x 6' 9" (2.62m x 2.06m)

Store two: 8' 10" x 8' 2" (2.69m x 2.49m)

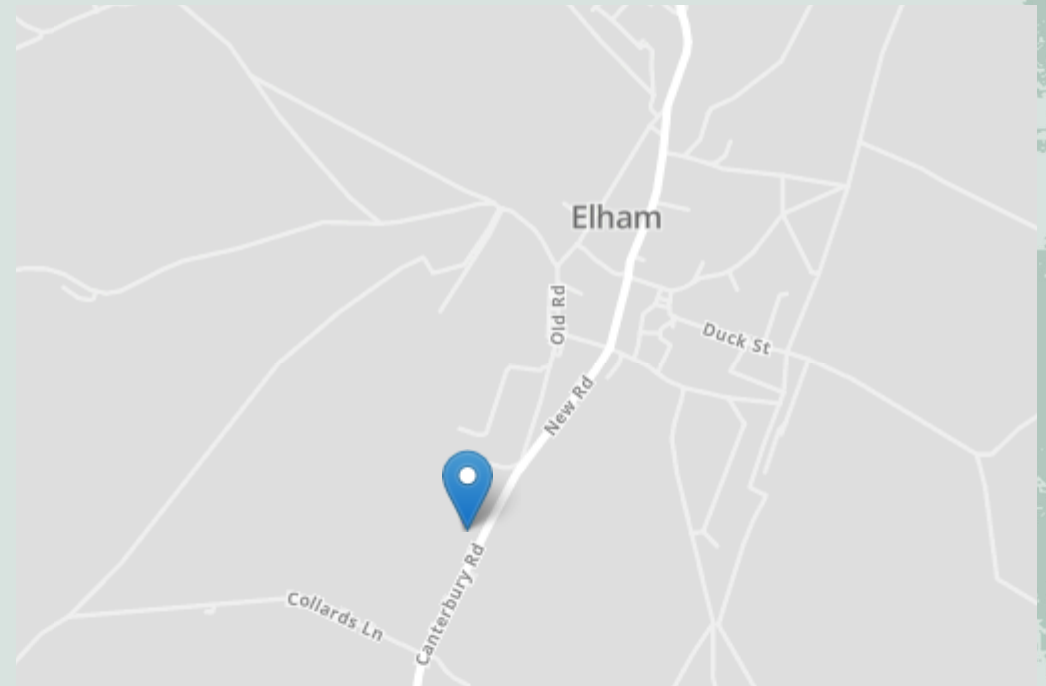
Store three: 8' 10" x 8' 2" (2.69m x 2.49m)

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



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