



Milestone Lodge, Canterbury Road, Elham, Canterbury, Kent, CT4 6UE

Guide Price £950,000

EPC RATING: D

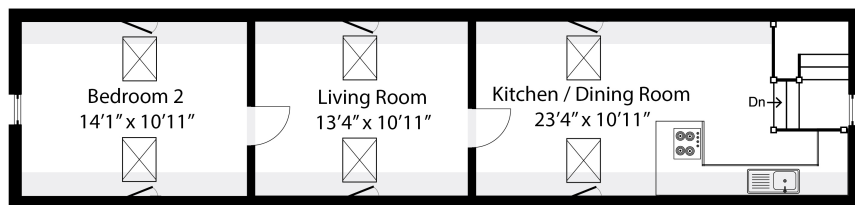
Stunning  
Countryside  
Views



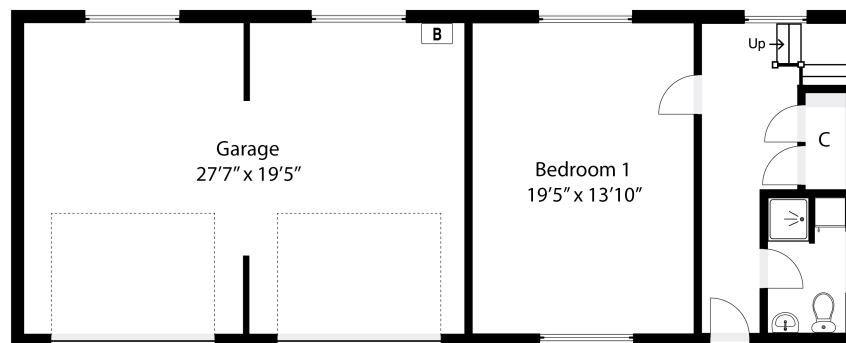
A unique three/four bedroom residence with two bedroom annexe set on the edge of the picturesque village of Elham with unrivalled far reaching countryside views. This superb family home has flexible accommodation has large rooms which are all bathed in natural sunlight. The current vendor has made many improvements which include a new kitchen and delightful first floor bedroom with en suite shower room/WC. The property further benefits from a sweeping in and out driveway, detached double garage and impressive two bedroom annexe. Superb mature gardens surround the property and there is a paddock of approximately one acre which is certified as a five-van site suitable for caravans & motorhomes. NB. The property further offers potential to rent adjoining equestrian complex which includes: Approximately five acres of paddocks, 40m x 20m menage, American barn with five stables, tack room and haystore. EPC Rating: D



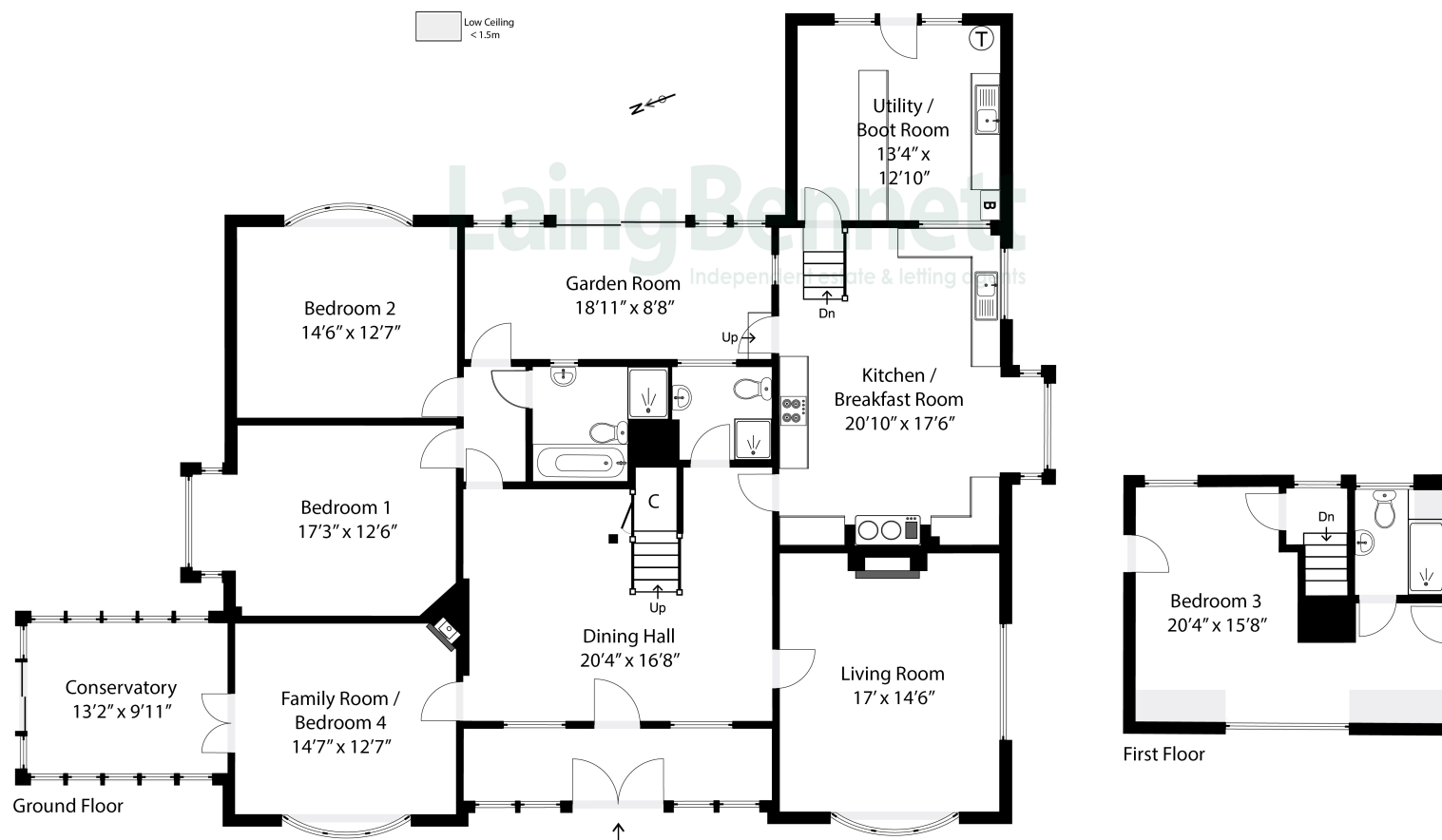
Approximate Gross Internal Area - Main House (Including Low Ceiling) = 238 sq m / 2560 sq ft  
 Annex = 146 sq m / 1565 sq ft



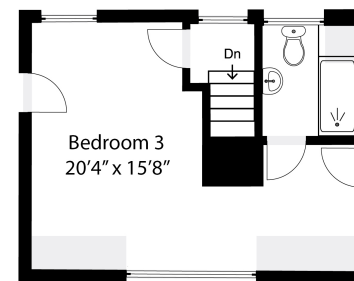
Annex - First Floor



Annex - Ground Floor



Ground Floor



First Floor

Low Ceiling < 1.5m

Laing Bennett  
 Independent Estate & Letting Agents

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 on the edge of 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, village store, public house with post office facilities and public house with accommodation. There is a thriving community with many village events. 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 porch

##### Impressive dining hall

20' 4" x 16' 8" (6.20m x 5.08m)

##### Double aspect living room

17' 0" x 14' 6" (5.18m x 4.42m) with deep bay to front and impressive fireplace

##### Kitchen/Breakfast room

20' 10" x 17' 6" (6.35m x 5.33m) Recently fitted out stylish kitchen featuring quartz worktops

##### Utility/boot room

13' 4" x 12' 10" (4.06m x 3.91m) Well fitted out with storage, sink and recently fitted 'Grant' boiler

##### Garden room

18' 11" x 8' 8" (5.77m x 2.64m)

##### Shower room/WC

##### Shower/Bathroom/WC

##### Inner hallway

##### Family room/bedroom four

14' 7" x 12' 7" (4.45m x 3.84m) with bay window to front aspect, wood burning stove and French doors to:

##### Conservatory

13' 2" x 9' 11" (4.01m x 3.02m)

##### Bedroom one

17' 3" x 12' 6" (5.26m x 3.81m) with bay window to rear aspect

##### Bedroom two

14' 6" x 12' 7" (4.42m x 3.84m) with bay window to rear aspect

#### First floor

##### Bedroom three

20' 4" x 15' 8" (6.20m x 4.78m) Delightful double aspect room enjoying glorious countryside views. Doors to either side of the room leading to large attic spaces. Door to:

##### Ensuite shower room/WC







## Outside

### Driveway and double garage

27' 7" x 19' 5" (8.41m x 5.92m) Sweeping 'in and out' driveway providing plenty of off road parking and leading to double garage

## Annexe

### Annexe Ground Floor

#### Annexe hallway

#### Annexe shower room/WC

#### Annexe Bedroom one

19' 5" x 13' 10" (5.92m x 4.22m) Spacious and light double aspect room

#### Annexe first floor

#### Annexe Kitchen/Dining room

23' 4" x 10' 11" (7.11m x 3.33m)

#### Annexe Living room

13' 4" x 10' 11" (4.06m x 3.33m)

#### Annexe Bedroom two

14' 1" x 10' 11" (4.29m x 3.33m)

## Gardens

To the front of the property the gardens are set behind high beech hedging and laid to lawn with mature plants shrubs and trees. The good sized rear gardens are laid mostly to lawn with a wide variety of mature shrubs and trees and a central pond. There is a raised decked terrace where you can sit back and enjoy the stunning views, greenhouse and summer house. To the side of the property there is a walled garden with a mixture of fruit trees.

To the side of the property there is a separate gated paddock of approximately one acre which is certified as a five-van site suitable for caravans & motorhomes

## Additional information

NB. The property further offers further potential to rent adjoining equestrian complex which includes: Approximately five acres of paddocks, 40m x 20m menage, American barn with five stables, tack room and hay store.

## Heating

Oil central heating - Solar panels are installed on the main house and garage













## 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](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

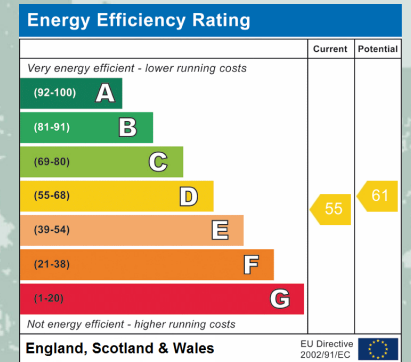
## Lyminge

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