







This impressive and deceptively spacious semi-detached cottage is brimming with character, dating back over 120 years. Positioned in an elevated spot, the property offers spectacular views over the lush green Elham countryside. As you enter through the impressive covered entrance into the welcoming hallway and through to the cosy sitting room, where a large bay window floods the space with natural light. A charming fireplace, complete with a wood-burning stove, adds a warm, inviting touch. The separate dining room is equally delightful, boasting a double aspect with French doors that open onto the garden. A cleverly designed and spacious shower room with WC is located off the hallway, maximising the ground floor's layout. The kitchen is another highlight, featuring a vaulted ceiling and well-fitted wooden units. Upstairs, there is a family bathroom/WC and three bedrooms, each offering stunning open views of the surrounding countryside and. The stunning gardens are of generous proportion with a cabin to the far end with power and water connected, electric wall heaters and a built-in sink. EPC RATING = E



Guide Price £525,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Heating Oil

EPC Rating E

Council Tax Band D

Folkestone And Hythe District Council

Situation

The property is situated in a most sought after location in the village of Elham which is set deep in the heart of the North Downs, within the Kent Downs Area of Outstanding Natural Beauty and in 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.



Accommodation comprises

First floor

Covered entrance

Hallway

Living room

17' 0" x 12' 4" (5.18m x 3.76m)





Dining room

13' 2" x 11' 7" (4.01m x 3.53m) 13' 2" x 11' 7" (4.01m x 3.53m)

Shower room/W.C

Kitchen

17' 2" x 8' 10" (5.23m x 2.69m)

First floor

Family bathroom

Bedroom one

13' 11" x 11' 9" (4.24m x 3.58m)

Bedroom two

13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom three

8' 6" x 6' 4" (2.59m x 1.93m)

Outside

Attractive large rear garden

Cabin

14' 11" x 9' 7" (4.55m x 2.92m)

Parking

Although there is no actual allocated parking for this property, there is ample off road parking located directly opposite







Approximate Gross Internal Area (Including Low Ceiling) = 111 sq m / 1196 sq ft
 Outbuildings = 18 sq m / 190 sq ft

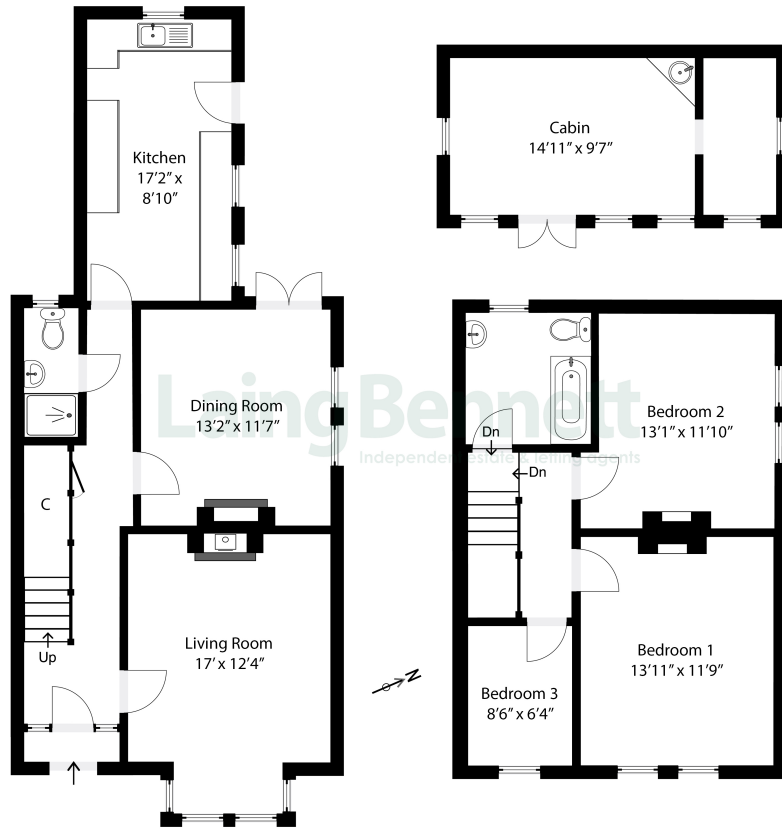
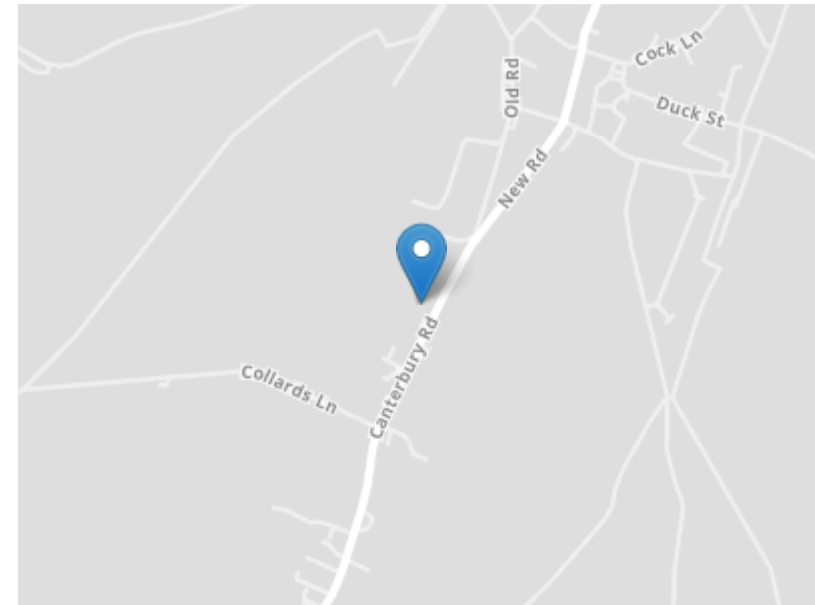


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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