











A unique and charming split level period home. Denmark House formerly an old village store is now renovated to a high standard and contemporary finish throughout. The accommodation comprises: entrance area, living room with tall ceilings, utility space and WC. First floor: kitchen/dining room and living area with bifold doors leading to the garden. Over the second and third floors are three bedrooms and two en suites. Outside: a traditional frontage, driveway for one vehicle with EV point and delightful enclosed garden for entertaining with Hot Springs Freshwater Spa. Garden studio for home office or gym and . EPC RATING

**Guide Price £480,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Parking and EV point

**Heating** Oil

**EPC Rating** F

**Council Tax** Band E  
Shepway District Council





**Situation**

The property is situated on 'High Street 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.

**The accommodation comprises**

**Ground floor**

**Entrance door with frosted glazed panels opening to:**

**Entrance area**

**Living room**

13' 5" x 12' 9" (4.09m x 3.89m)

**Utility space/WC**

This space has restricted head height

**First floor**

**Landing**







## Kitchen/dining/family room

26' 1" x 12' 3" (7.95m x 3.73m)

## Second floor

### Landing

## Master bedroom

13' 5" x 11' 0" (4.09m x 3.35m)

## En suite shower room/WC

## Bedroom three

9' 1" x 7' 5" (2.77m x 2.26m)

## Third floor

## Bedroom two

10' 11" x 8' 1" (3.33m x 2.46m)

## En suite bathroom

## Outside

## Frontage

## Driveway

Parking for one vehicle. EV point

## Rear garden

A tranquil, secluded, landscaped garden with decking area and steps to an artificial lawn. Hot Springs Freshwater Spa.

## Garden studio

11' 6" x 7' 6" (3.51m x 2.29m) Ideal home office or garden room



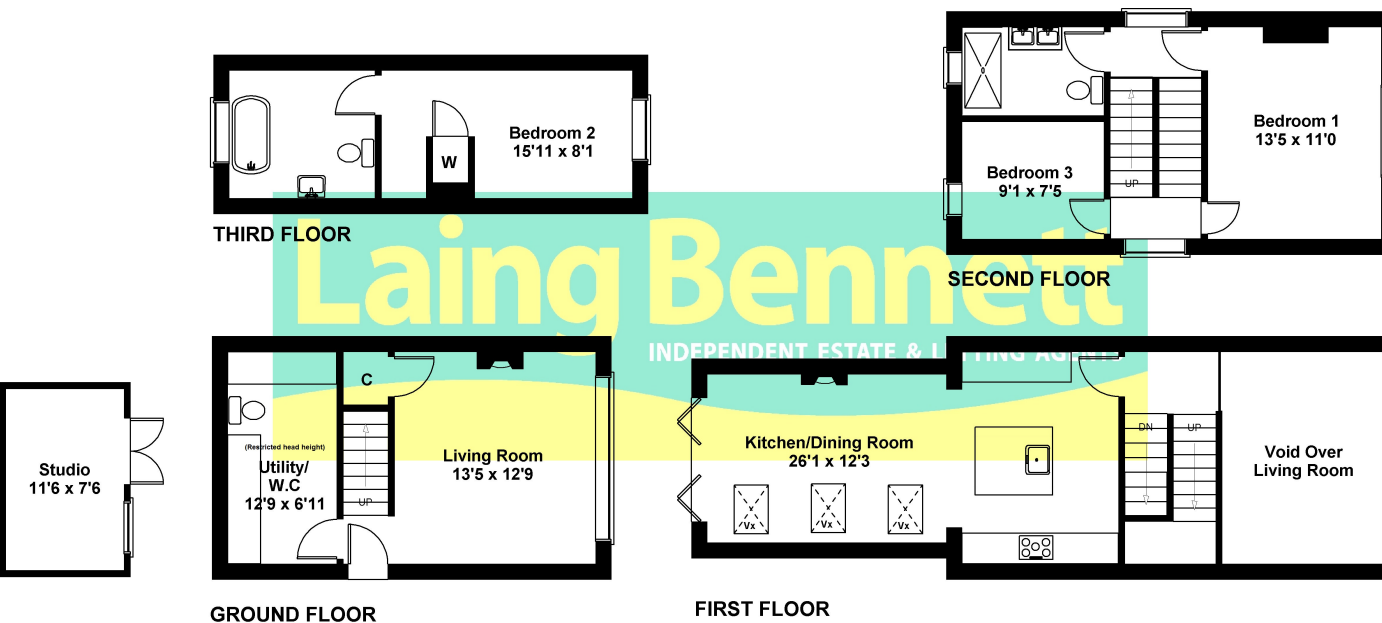








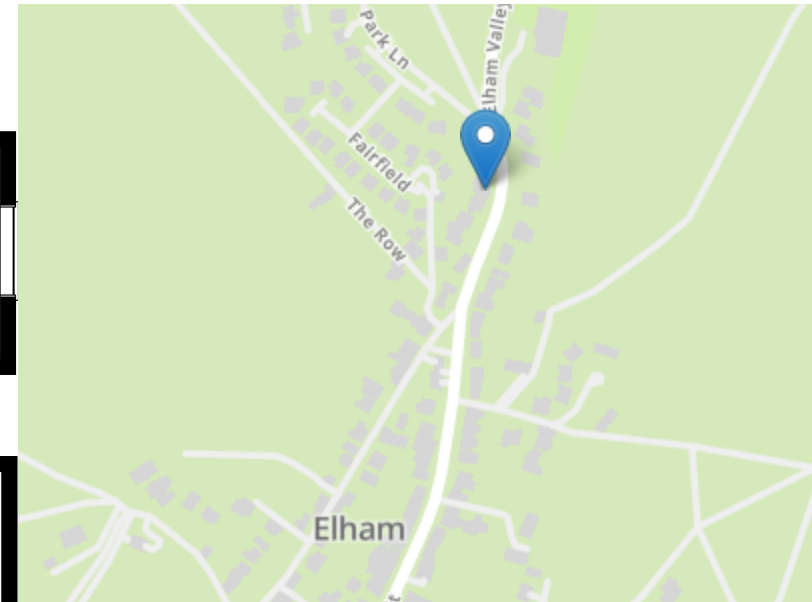




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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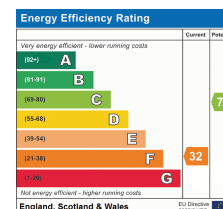
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