



Tye, Collards Lane, Elham, Canterbury, Kent, CT4 6UF

EPC Rating =

Guide Price £1,250,000



A characterful and spacious five bedroom home offering breathtaking panoramic views over the rolling countryside of the Elham Valley. The property originally dates back to the 1930's and was extended in latter years to provide expansive accommodation making it the ideal property for any modern family. The property further benefits from approximately 1.5 acres of beautiful gardens and 5 acres of woodland. Homes in such an idyllic setting, offering perfect views, are seldom available, therefore an early viewing is highly recommended.

Guide Price £1,250,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 5

Bathrooms 1

Parking Double garage and driveway

Heating oil

EPC Rating TBC

Council Tax Band G

Folkestone And Hythe District Council



A home where timeless charm meets stunning scenery

The ground floor boasts a generous entrance hall with oak flooring and impressive staircase offering a grand welcome, spacious living room also with oak flooring, wood burning stove and bay window, dining room again with oak flooring, fireplace and charming original built in drinks cabinet, modern kitchen featuring a cooking range and open plan to breakfast room, utility room, study, rear entrance lobby with cloak cupboards and WC. Upstairs, the first floor landing leads to five bedrooms, family bathroom and separate WC.

Outside

The gardens are a particularly appealing aspect of this property and extend to approximately 1.5 acres. They are predominantly laid to expansive lawns, complemented by mature shrubbery beds, established trees and a small orchard. To the rear of the property lies a charming landscaped area, featuring paved and gravelled sections. There is a large shed and the double garage with log store is approached over a sweeping driveway from the lane which extends to the front of the property providing ample parking and for a good number of vehicles. Extending beyond the garden, lies approximately 5 acres of private woodland offering a rare and enchanting natural retreat providing both tranquility and a sense of seclusion. This expansive area is home to a rich variety of mature trees and is abundant with wildlife. Throughout the seasons, the woodland transforms from bluebells and wildflowers in spring to a golden tapestry of leaves in autumn, creating a constantly evolving landscape that enhances the charm and character of the property.

Situation

This property is situated to the far end of a private road on the edge of the village of Elham. The village offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, shop, the recently Refurbished Kings Arms has been transformed inside and out, offering quality food and drink to the villagers and its visitors. In the nearby towns of Folkestone and Ashford there are mainline railway stations with High Speed services to London. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

The accommodation comprises

- Ground floor**
- Entrance hall**
18' 9" x 9' 5" (5.71m x 2.87m)
- Living room**
21' 11" x 15' 0" (6.68m x 4.57m)





Dining room
13' 11" x 12' 2" (4.24m x 3.71m)

WC

Kitchen
10' 7" x 10' 3" (3.23m x 3.12m)

Breakfast room
10' 1" x 9' 5" (3.07m x 2.87m)

Rear entrance hall

Study
14' 9" x 7' 8" (4.50m x 2.34m)

Utility
14' 8" x 5' 8" (4.47m x 1.73m)

First floor

Landing

Bedroom one
22' 2" x 14' 11" (6.76m x 4.55m)

Bedroom two
20' 6" x 13' 7" (6.25m x 4.14m)

Bedroom three
15' 4" x 12' 3" (4.67m x 3.73m)

Bedroom four
12' 2" x 8' 0" (3.71m x 2.44m)

Bedroom five
13' 4" x 6' 8" (4.06m x 2.03m)

WC

Bathroom

Outside

Beautiful gardens (Approximately 1.5 acres)

Woodland (Approximately 5 acres)

Shed

19' 7" x 10' 1" (5.97m x 3.07m)

Garage and Log Store

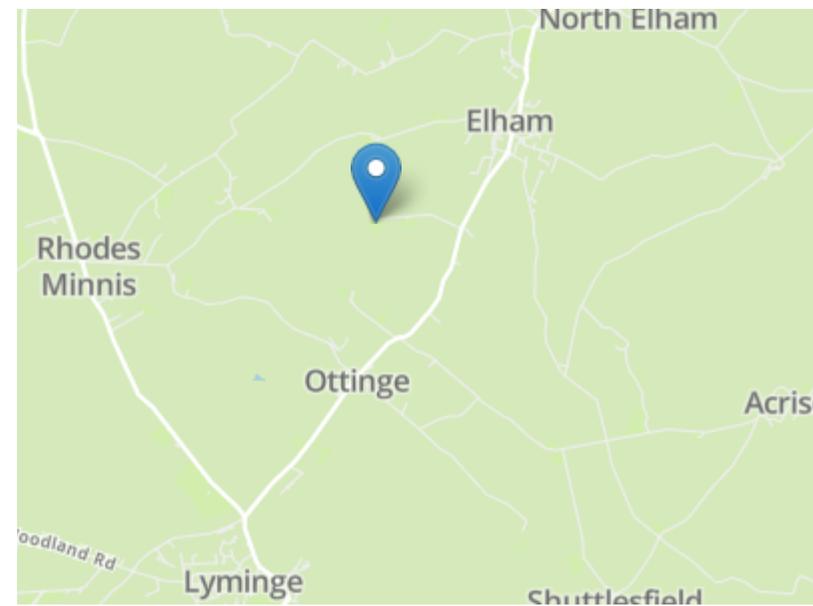
19' 9" x 15' 6" (6.02m x 4.72m) Approached over sweeping driveway and gravel area offering plenty of parking.







Approximate Gross Internal Area (Excluding Outbuildings) = 239 sq m / 2575 sq ft
 Garage & Log Store = 35 sq m / 374 sq ft
 Shed = 18 sq m / 198 sq ft



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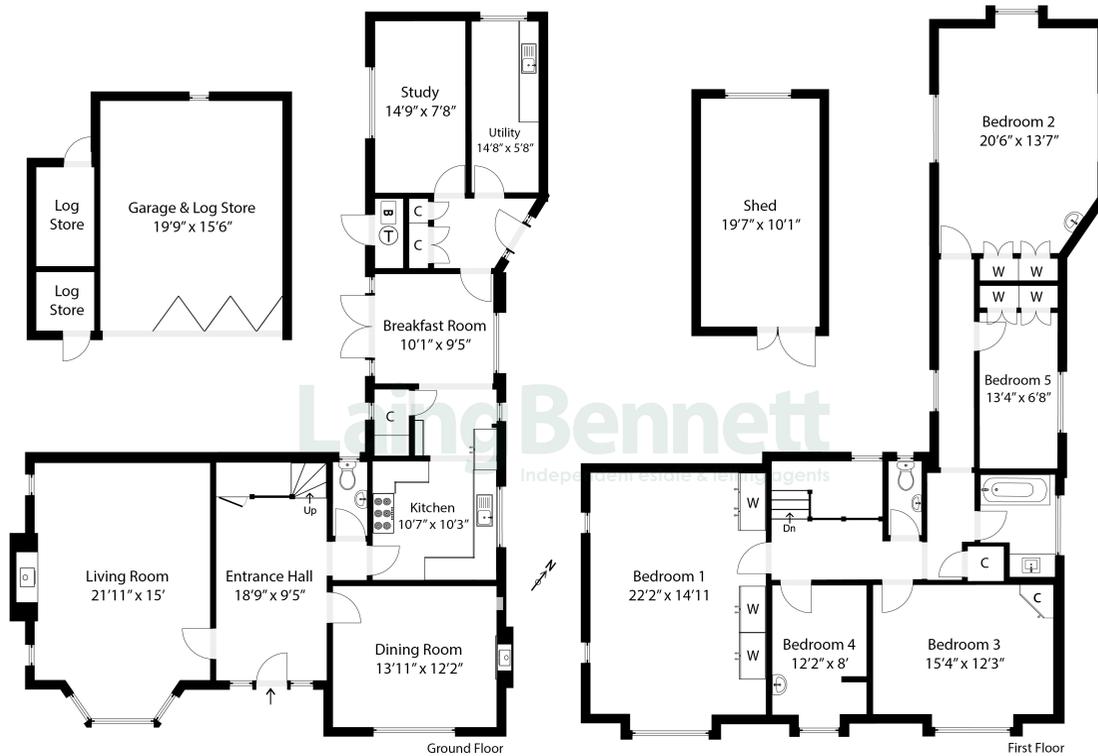


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location. © Unauthorised reproduction prohibited - chriskemps@hotmail.com



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