



The Old Bakery, The Square, Elham, Canterbury, Kent, CT4 6TJ

EPC Rating =

Guide Price £895,000









An enchanting Grade II listed period home enjoying a lovely position within the ancient square of Elham in the heart of this sought after picturesque village. The property is of great historic interest having been the village bakery until the 1960's and was used in the film 'Raising a riot' in the 1950's. This beautiful home benefits from some most delightful character features such as exposed beams and timbers throughout. Every window provides exceptional views whether it be over the pretty square or the exquisite gardens.

#### Ground floor

On entering this beautiful home you are greeted with a delightful reception hall/study which gives you a taste of the character and comfort that lays ahead of you. A door leads to the cellar which has sturdy steps and provides a great storage space. The sitting room provides a spacious yet cosy place to relax or gather with an attractive fireplace fitted with an impressive wood burning stove. There is a deep recess to each side of the fireplace which adds character and depth to the room. A spacious dining room with inglenook and deep storage cupboard offers the perfect space for a family dinner or entertaining friends. The timeless farmhouse kitchen/breakfast room with vaulted ceiling has room for a dining table and there is an 'Aga' and an electric hob. A walk through opening leads to a useful utility room, a WC, and a boot room.

**Guide Price £895,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 4

**Bedrooms** 4

**Bathrooms** 2

**Parking** Detached garage and parking

**Heating** Oil

**EPC Rating** TBC





### First floor

Spacious landing providing access to bedroom one with ensuite WC and bedroom two with deep storage cupboard. Modern shower/bathroom/WC with large airing cupboard.

### Second floor

The landing leads to a most 'captivating' double bedroom and there is a door leading to a large eaves storage space.

#### Outside

The good size gardens are an exquisite feature of the property being, well enclosed and offering complete seclusion and privacy. There are well stocked border beds, a neatly laid lawn, ornamental pond with a bridge and sun terrace. Wrought iron double gates situated to the side of the property lead to a parking area for multiple vehicles and gives access to a detached large garage with inspection pit and door to workshop. NB. It is considered there be scope for potential development of the garage/workshop subject to necessary planning permission.

### The Bakehouse

Providing holiday let potential, dual occupancy, the detached annexe to the rear of the property was the original bakery and still boasts the original bread oven. To the ground floor there is a spacious living room, shower room/WC and garden store. On the first floor there is a double bedroom.

### Situation

This superb property is situated in 'The Square' which is central to 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, small supermarket, Three public houses to choose from including the recently refurbished Kings Arms which has been transformed inside and out offering quality food and drink to the villagers and its visitors. 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

#### The Old Bakery

##### Ground floor

##### Reception hall/study

20' 9" x 10' 3" (6.32m x 3.12m)

##### Sitting room

14' 2" x 12' 10" (4.32m x 3.91m)

##### Kitchen

15' 8" x 8' 4" (4.78m x 2.54m)

##### Dining room

14' 10" x 12' 7" (4.52m x 3.84m)

##### Utility room

9' 2" x 8' 3" (2.79m x 2.51m)

##### Boot room

5' 3" x 4' 6" (1.60m x 1.37m)







**First floor**  
**First floor landing**

**Bedroom one**  
 15' 8" x 14' 0" (4.78m x 4.27m)

**Bedroom two**  
 15' 9" x 12' 7" (4.80m x 3.84m)

**Ensuite WC**

**Main Shower/bathroom/WC**

**Second floor**  
**Second floor landing**

**Bedroom three**  
 12' 1" x 11' 1" (3.68m x 3.38m)

**Eaves storage**

**Basement**  
**Cellar**  
 18' 4" x 11' 2" (5.59m x 3.40m)

**The Bake House**

**Ground floor**  
**Living room**  
 16' 8" x 10' 1" (5.08m x 3.07m)

**Shower room**

**First floor**  
**Bedroom**  
 15' 8" x 10' 8" (4.78m x 3.25m)

**Outside**  
**Workshop**  
 28' 4" x 18' 9" (8.64m x 5.71m)

**Garage**  
 18' 11" x 18' 10" (5.77m x 5.74m)

**Store room - Accessed from outside**  
 6' 5" x 4' 2" (1.96m x 1.27m)









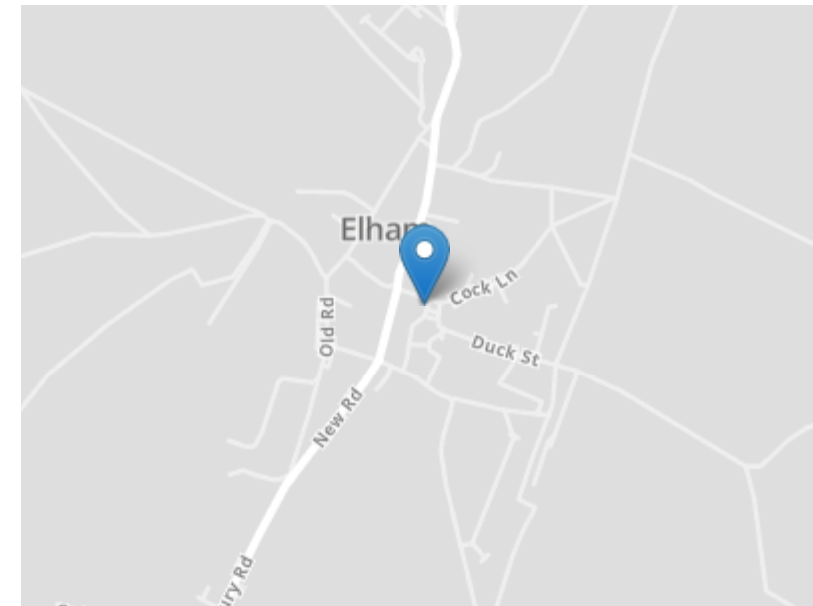




Approximate Gross Internal Area (Including Low Ceiling and Cellar, Excluding Eaves and Store) = 226 sq m / 2437 sq ft  
 Annex = 40 sq m / 427 sq ft  
 Workshop / Garage = 84 sq m / 899 sq ft



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The Estate Office  
 8 Station Road  
 Lyminge  
 Folkestone  
 Kent  
 CT18 8HP



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