



Old Shambles, High Street, Elham, Canterbury, Kent, CT4 6TA

Guide Price £575,000

EPC RATING: D

Deceptively  
Spacious  
Home

A well appointed and deceptively spacious three bedroom home situated in the heart of Elham village. Boasting a stylish modern kitchen and a large conservatory. The accommodation comprises: Ground floor – entrance hall, walk in cloaks cupboard, living room, dining room, kitchen, conservatory, inner lobby and WC, utility room. First floor – landing, three bedrooms and bathroom with bath and shower. Countryside views from the first floor. Outside: front driveway and a Garage currently arranged as a workshop/store. A beautiful, mature and well kept rear garden. Set in an elevated position overlooking the picturesque centre of the village. EPC RATING = D



Approximate Gross Internal Area (Including Low Ceiling) = 140 sq m / 1506 sq ft  
Garage = 13 sq m / 135 sq ft

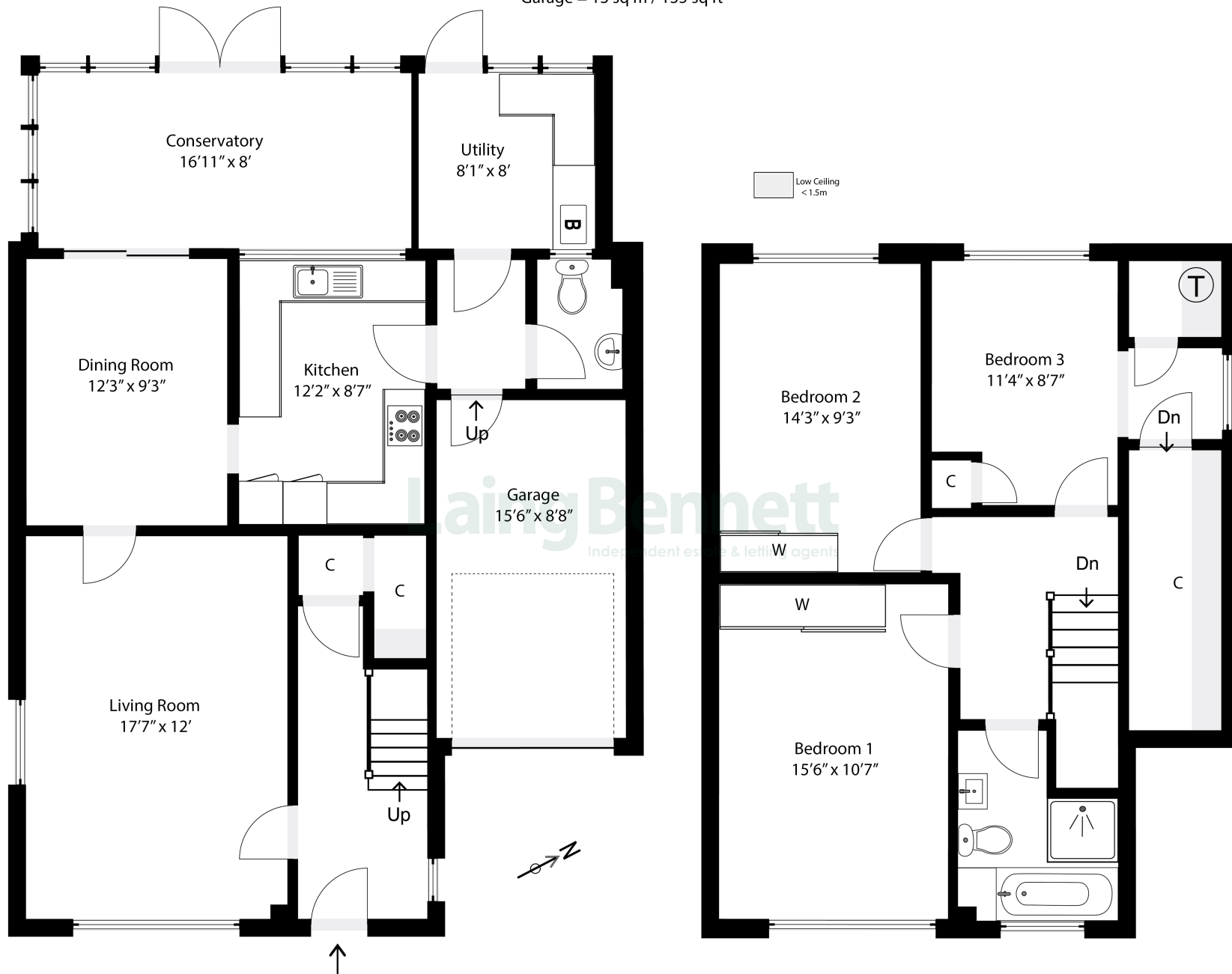


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

This property is situated on 'High Street' in the picturesque village of Elham. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, small supermarket, two public houses and a hotel/restaurant. 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 hall

#### Living room

17' 7" x 12' 0" (5.36m x 3.66m)

#### Dining room

12' 3" x 9' 3" (3.73m x 2.82m)

#### Conservatory

16' 11" x 8' 0" (5.16m x 2.44m)

#### Kitchen

12' 2" x 8' 7" (3.71m x 2.62m)

#### Inter hallway

#### Utility room/rear porch

8' 1" x 8' 0" (2.46m x 2.44m)

#### WC





## **First floor**

### **Bedroom one**

15' 6" x 10' 7" (4.72m x 3.23m)

### **Bedroom two**

14' 3" x 9' 3" (4.34m x 2.82m)

### **Bedroom three**

11' 4" x 8' 7" (3.45m x 2.62m)

### **Bathroom**

### **Outside**

### **Frontage**

### **Driveway**

### **Garage - currently arranged as a workshop/store**

15' 6" x 8' 8" (4.72m x 2.64m)

### **Rear garden**









## 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

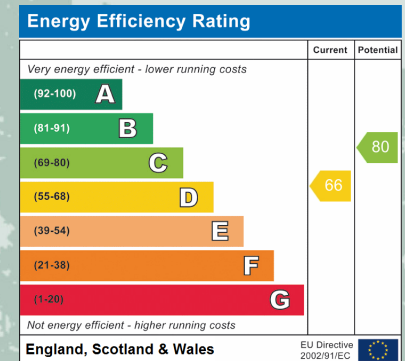
## Lyminge

01303 863393

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

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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