



The Limes, High Street, Elham, Canterbury, Kent, CT4 6TB

Guide Price £770,000

EPC RATING: E

PRIVATE DRIVE  
NO PARKING  
Peels End  
Bake House Cottages  
Walnut Tree House  
Orchard House

Unique  
Village  
Home



A fantastic opportunity to purchase an impressive four bedroom and four reception room extended period home. The property benefits from many character features such as tall ceilings, stripped floors and superb original fireplaces, yet has been sympathetically updated and extended, to create a wonderful comfortable yet spacious residence. The property further benefits from stylish high quality fixtures and fittings, making this the ideal home for any modern family. The front garden is well designed being set behind tasteful cast iron railings and there is a lush well stocked good size garden offering a good degree of seclusion. Parking to rear. Central village location with far reaching views over the rolling Elham valley countryside to the rear. EPC Rating: E





Approximate Gross Internal Area (Including Low Ceiling, Excluding Cellar) = 190 sq m / 2048 sq ft  
Cellar = 18 sq m / 193 sq ft

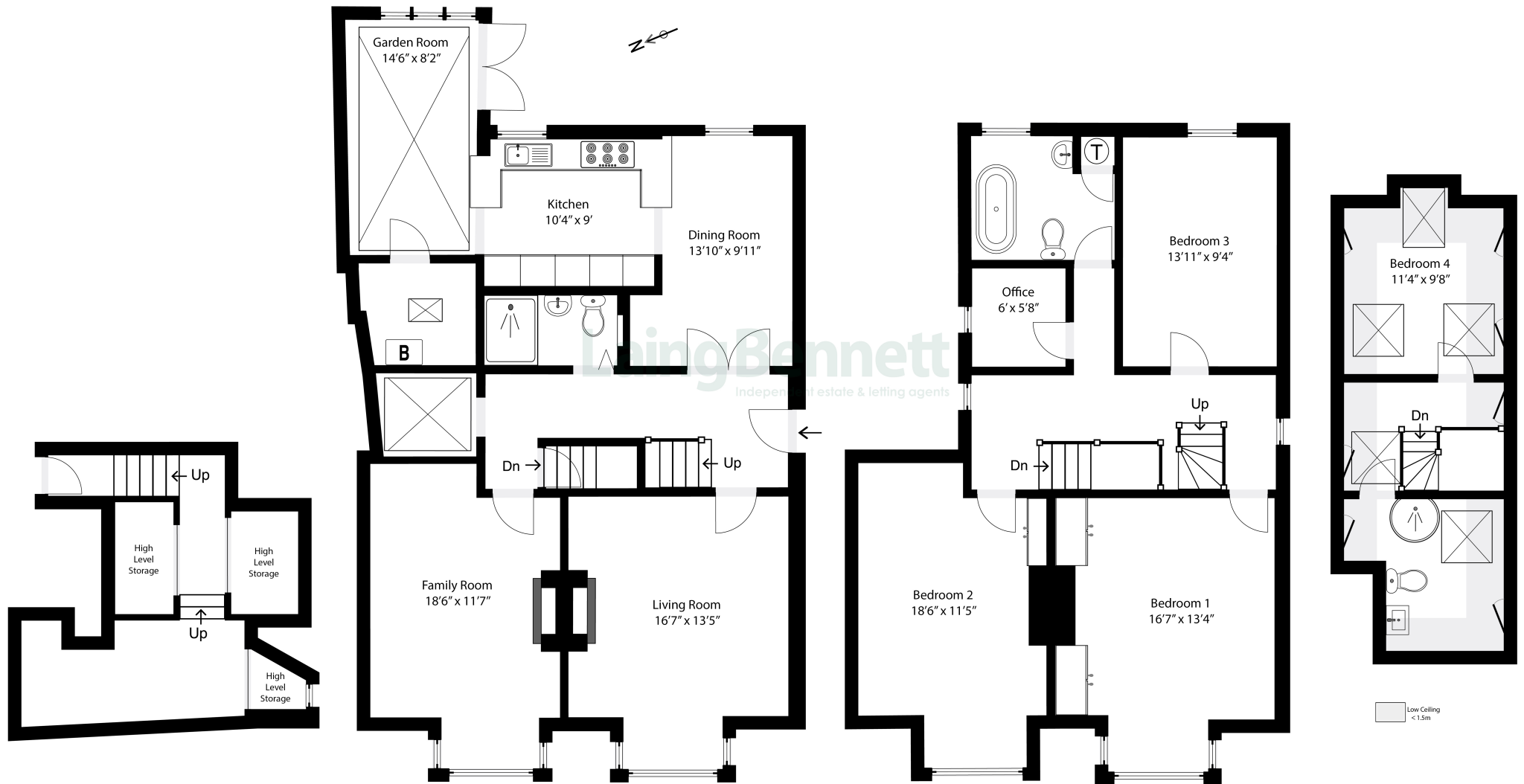


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

### Situation

This handsome double fronted property is situated in the beating heart of the village of Elham, which is set deep in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty at the centre of the Elham Valley. The property is ideally located for amenities and having nearby access for superb country walks. Elham has so much to offer including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the exciting 'destination' public house in the ancient square which has been refurbished and reopened to the public. There is an active community within the village and events to keep you busy all throughout the year. 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. Bus service to Canterbury and Folkestone via surrounding villages.

### Ground floor

#### Covered entrance

#### Entrance hall

With attractive walk through opening to:

#### Seating vestibule with roof light

#### Shower room/WC

#### Living room

16' 7" x 13' 5" (5.05m x 4.09m)

#### Family room

18' 6" x 11' 7" (5.64m x 3.53m)

With entrance door to:

#### Useful cellar

#### Dining room

13' 10" x 9' 11" (4.22m x 3.02m) Open plan to:

#### Stylish modern kitchen

10' 4" x 9' 0" (3.15m x 2.74m) Open plan to;

#### Garden room

14' 6" x 8' 2" (4.42m x 2.49m)

#### Walk in store room with roof light

### First floor

#### Landing

#### Bedroom one

16' 7" x 13' 4" (5.05m x 4.06m)

#### Bedroom two

18' 6" x 11' 5" (5.64m x 3.48m)

#### Bedroom three

13' 11" x 9' 4" (4.24m x 2.84m)







#### Office

6' 0" x 5' 8" (1.83m x 1.73m)

#### Family bathroom/WC

#### Second floor

#### Landing with Velux window

#### Bedroom four with two Velux windows and window enjoying countryside views

13' 0 11" x 9' 8" (4.24m x 2.95m)

#### Shower room/WC with Velux window

#### Outside

#### Garden

The front garden is well designed being set behind tasteful cast iron railings and there is a lush well stocked good size rear garden offering a good degree of seclusion.

#### Parking

Gravel parking area located to the rear of the property accessed via a five bar gate (Occupied by temporary pool at present)

#### Heating

Oil















## 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)



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.