



Bruton Lodge, High Street, Elham, Canterbury, Kent, CT4 6SX

Guide Price £465,000

EPC RATING: F

**Unique
Village
Home**

A fine example of a spacious 1930's two bedroom bungalow being well presented with light and bright accommodation. Attractive gardens with far reaching lush countryside views over the rolling Elham Valley. Plenty of parking and large detached garage. Accommodation comprises: Covered entrance, spacious entrance hall, double aspect living room with deep bay window to front and impressive fireplace with attractive wooden surround, mantle and mirror, dining room with glazed sliding doors to the conservatory and walk through opening to the well fitted out kitchen/breakfast room with large picture windows enjoying glorious views over the garden and countryside beyond, bedroom one with deep bay window to front and fitted wardrobe with mirrored sliding doors, bedroom two and spacious bathroom/W.C. Outside: The property is set delicately behind beech hedging, with a driveway and gravel area which provides plenty of off road parking. There is a large detached garage to the side and a delightful well established, vibrant garden to the rear of the property with a sun terrace, lawn and raised decked terrace where you can enjoy the idyllic lush green scenery and spy on nature. EPC Rating: F



Situation

The property is conveniently located in the picturesque village of Elham which is set deep in the heart of the North Downs, within the Kent Downs Area of Outstanding Natural Beauty and at the centre of the Elham Valley. The property is ideally located for amenities and has nearby access for superb country walks. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, 15th Century Inn with restaurant and rooms, public house with accommodation and the exciting event of the public house in the ancient square having 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 hall

Living room

13' 10" x 13' 4" (4.22m x 4.06m)

Dining room

12' 3" x 9' 0" (3.73m x 2.74m)

Conservatory

10' 10" x 6' 4" (3.30m x 1.93m)

Kitchen/breakfast room

14' 0" x 11' 10" (4.27m x 3.61m)

Bedroom one

13' 10" x 11' 5" (4.22m x 3.48m)

Bedroom two

9' 1" x 8' 5" (2.77m x 2.57m)

Bathroom/WC

Outside

Garage, driveway and gravelled area providing off road parking

21' 4" x 8' 11" (6.50m x 2.72m)

Garden

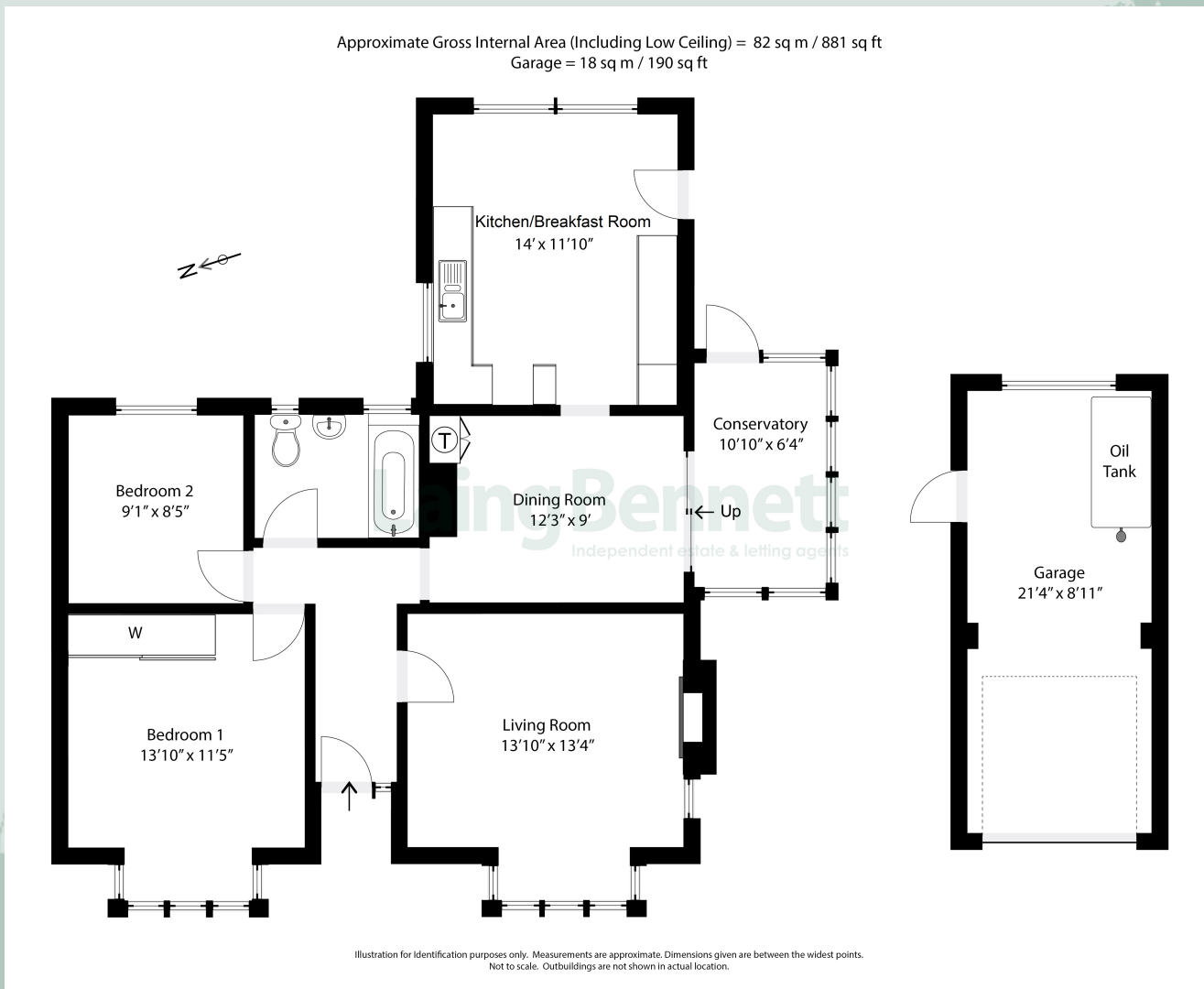
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Heating

Oil

Council Tax Band

Folkestone & Hythe -- Band D





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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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