

Mill House, The Row, Elham, Canterbury, Kent, CT4 6UL

Guide Price
£695,000

EPC RATING: EXEMPT

Idyllic
Village
Home

An exceptional Grade II listed detached cottage with a wealth of characterful features, situated in the picturesque village of Elham. Accommodation comprises: Entrance lobby accessed via oak front door, sitting room with exposed flint and timber to walls and inglenook fireplace with impressive wood burning stove. Dining room benefitting from a fireplace fitted with multi fuel stove and deep recess for log storage and shelf. The timeless farmhouse kitchen/breakfast room with vaulted ceiling, has room for a dining table and is well fitted out with butlers sink and range cooker set in inglenook style recess. Useful utility/cloak room with a WC, butlers sink, space for washing machine. First floor: Landing with exposed timbers, bedroom one with glorious views over the Elham valley, cast iron feature fireplace, bedroom two again enjoying those fabulous views, bedroom three enjoying views over the garden, bathroom/WC featuring a roll top bath, exposed beams and also enjoying the stunning views. Outside: Pretty front garden and beautiful well stocked rear garden with secluded lawn area to the far end enjoying wonderful far reaching views over rolling countryside. Long driveway to the side leading to detached garage and carport. EPC Rating: Exempt



Approximate Gross Internal Area (Excluding Eaves Storage & Void) = 126 sq m / 1356 sq ft
Garage = 29 sq m / 310 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 superb property is situated on 'The Row' in centre of the sought after and picturesque village of Elham. Being ideally located for amenities and having nearby access for superb country walks. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the exciting prospect of the public house in the ancient square being 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

24' 0" x 12' 0" (7.32m x 3.66m)

Kitchen

29' 10" x 7' 8" (9.09m x 2.34m)

Utility

7' 7" x 6' 6" (2.31m x 1.98m)

Dining room

14' 5" x 12' 2" (4.39m x 3.71m)

First floor

Landing

Bedroom one

13' 8" x 12' 2" (4.17m x 3.71m)

Bedroom two

16' 2" x 8' 9" (4.93m x 2.67m)





Bedroom three

10' 4" x 8' 0" (3.15m x 2.44m)

Bathroom/WC

Eaves storage

7' 5" x 7' 0" (2.26m x 2.13m)

Outside

There is a gravel driveway to the side of the property which leads to the:

Car port

17' 5" x 8' 8" (5.31m x 2.64m)

Garage

17' 5" x 8' 8" (5.31m x 2.64m)

Gardens

The front cottage garden is well stocked with pretty plants and shrubs. A central brick path leads to the oak front door. To the rear, there is a charming brick and paved courtyard with large pergola and brick log store. Brick steps lead to a terraced garden which is laid to lawn with flower and shrub borders, a small wildlife pond and a summerhouse with a terrace enjoying lovely views across the rooftops and the Elham Valley. To the far end of the garden there is an expanse of private lawn where you can enjoy the tranquility and beauty of the panoramic countryside vista

Heating

Multi-fuel range cooker being fuelled by LPG gas and electricity

Electric heating.









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



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.