



Tall Trees, Canterbury Road, Elham, Canterbury, Kent, CT4 6UG

EPC Rating = E

Guide Price £1,250,000



Tall Trees



Introducing a most charming detached village home, with SPECTACULAR FAR REACHING VIEWS over the lush rolling hills of the Elham valley countryside nestled on approximately 2.5 ACRES on the edge of the sought-after and quintessential English village of Elham. This delightful property is approached via a driveway that sweeps up to the rear, leading to a detached garage with store to rear. The property benefits from some ELEGANT CHARACTERFUL FEATURES such as the impressive parquet flooring and attractive original fireplaces. The ground floor accommodation includes a welcoming reception hall, a living room with double doors opening into a stunning garden room featuring a vaulted glazed roof and windows on three sides, flooding the space with natural light. The kitchen opens into a large dining room, perfect for family gatherings and entertaining. Additional ground floor spaces include a utility room, a family room that can also serve as a fourth bedroom, and a convenient shower room. On the first floor, you will find a spacious landing leading to three double bedrooms, main bathroom and a BALCONY providing a lovely outdoor space to enjoy the surrounding views. The outdoor space is truly exceptional, with outbuilding/former stable and a beautifully maintained kitchen garden enclosed by hedges, featuring a vegetable growing area and two large greenhouses. The garden further opens up to a vast lawn adorned with established trees, creating a serene and picturesque setting where you can enjoy the sights and sounds of nature. This property is offered with NO CHAIN. EPC RATING: E

**Guide Price £1,250,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 3

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway & garage

**Heating** Oil

**EPC Rating** E

**Council Tax** Band G  
Folkestone & Hythe



## Situation

This property is situated not far from the 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 award winning public house in the ancient which has been fully refurbished and reopened to the public. In the nearby town of Ashford there is a mainline railway station with high Speed service to London Stratford and St Pancras stations with an approx. journey time of 37 minutes. Close to the M20 and Channel Tunnel. Regular bus services to Canterbury and Folkestone via surrounding villages.

## The accommodation comprises

### Ground floor

#### Reception hall

#### Living room

19' 11" x 14' 0" (6.07m x 4.27m)

#### Garden room

19' 11" x 18' 5" (6.07m x 5.61m)

#### Kitchen

11' 1" x 8' 0" (3.38m x 2.44m)

#### Dining room

22' 9" x 9' 11" (6.93m x 3.02m)

#### Utility room

12' 5" x 9' 9" (3.78m x 2.97m)

#### Family room/bedroom four

12' 0" x 11' 5" (3.66m x 3.48m)

#### Shower room/WC

### First floor

#### Landing





### Bedroom one

19' 11" x 14' 10" (6.07m x 4.52m)

### Bedroom two

19' 1" x 12' 0" (5.82m x 3.66m)

### Balcony

10' 5" x 10' 1" (3.17m x 3.07m)

### Bedroom three

12' 0" x 11' 7" (3.66m x 3.53m)

### Bathroom

### Outside

Front lawn

### Driveway

### Detached garage

17' 0" x 10' 3" (5.18m x 3.12m)

### Outside store

10' 3" x 4' 11" (3.12m x 1.50m)

### Gardens to the rear

Two greenhouses







Approximate Gross Internal Area (Excluding Balcony, Including Low Ceiling) = 207 sq m / 2226 sq ft  
 Outbuildings / Garage = 21 sq m / 230 sq ft

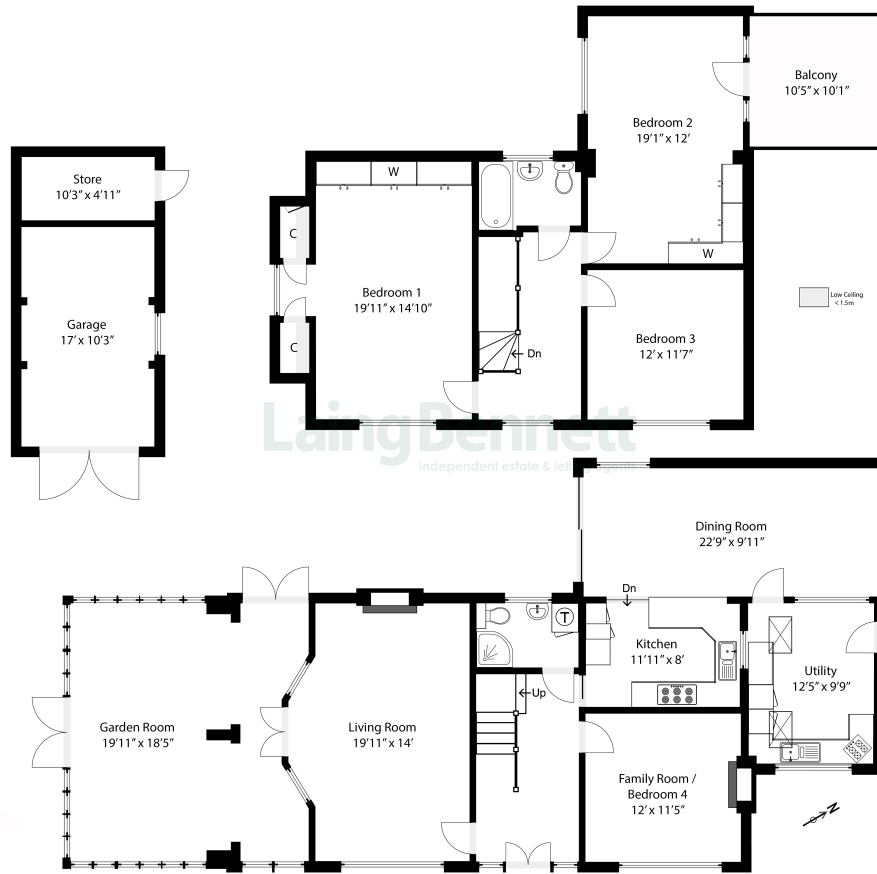
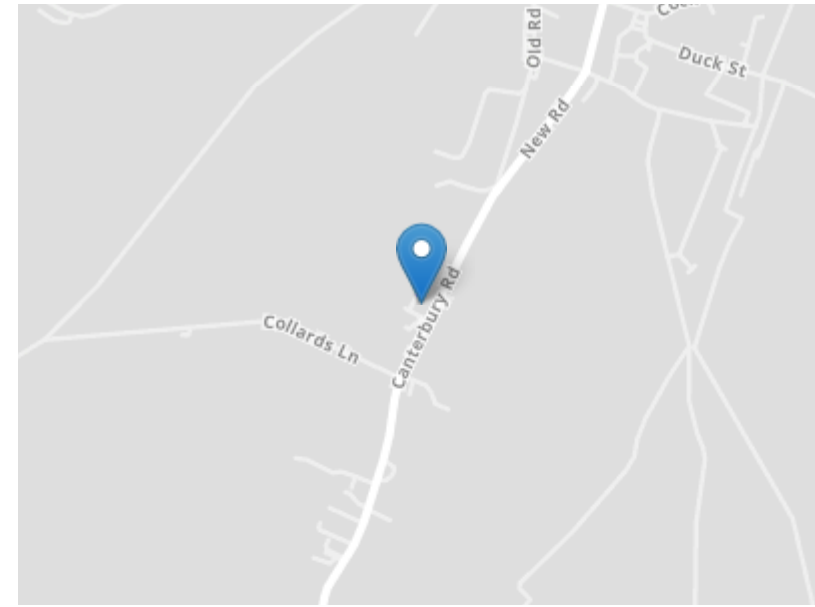


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 50      | 64        |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |

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