



6 Lime Villas, High Street, Elham, Canterbury, Kent, CT4 6TA

EPC Rating = F

Guide Price £399,950









This delightful period home is located in the picturesque village of Elham. The timeless decor exhibits a blend of original features with tasteful updates which create a warm and inviting atmosphere. The layout works really well with a separate living and dining area, a charming kitchen with a door to a lovely conservatory where you can enjoy the views of the garden. On the first floor there is an elegant bathroom/WC and the main bedroom has an en-suite adds a touch of luxury. On the second floor there are two bedrooms. The traditional frontage and well enclosed garden are particularly attractive, offering both curb appeal and outdoor space for relaxation and entertaining. There is a courtyard to the side and rear of the property with gate leading to Cherry Gardens. The property enjoys far reaching views over the lush countryside of the Elham Valley. EPC RATING = F

**Guide Price £399,950**

**Tenure** Freehold

**Property Type** End of Terrace House

**Receptions** 3

**Bedrooms** 3

**Bathrooms** 2

**Parking** On street parking

**Heating** Electric

**EPC Rating** F

**Council Tax** Band D

Folkestone And Hythe District Council





## Situation

This property is situated in Lime Villas' on the 'High Street' in the picturesque village of Elham, which offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, Three public houses to choose from including the recently refurbished Kings Arms which has been transformed inside and out offering quality food and drink to the villagers and its visitors. 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 accomodation comprises

### Ground floor

Storm porch

Entrance hall

Dining room

14' 1" x 12' 1" (4.29m x 3.68m) open to the:

Living room

13' 8" x 10' 8" (4.17m x 3.25m)

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)

Conservatory

8' 3" x 7' 2" (2.51m x 2.18m)







### First floor

Landing

Bedroom one

14' 0" x 11' 6" (4.27m x 3.51m)

En suite shower room/WC

Bathroom/WC

### Second floor

Landing

Bedroom two

14' 0" x 6' 11" (4.27m x 2.11m)

Bedroom three

10' 4" x 8' 6" (3.15m x 2.59m)

### Outside

Frontage and rear garden

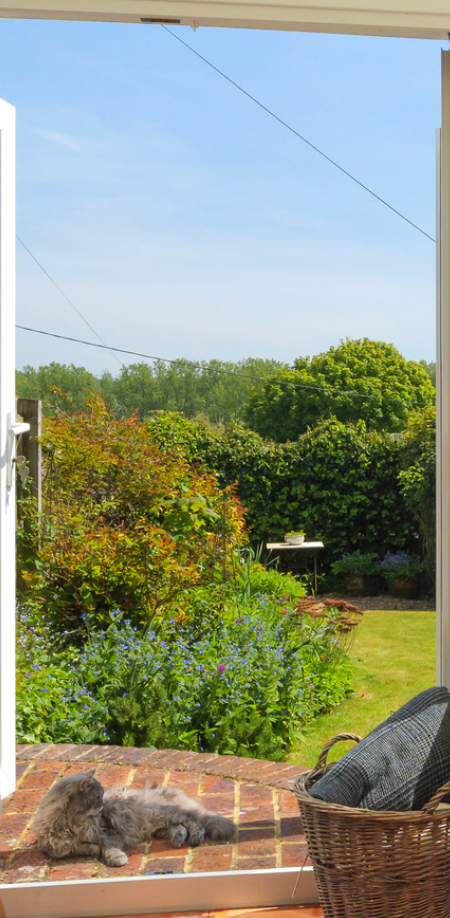
Attractive frontage and rear garden













Approximate Gross Internal Area (Including Low Ceiling) = 100 sq m / 1074 sq ft

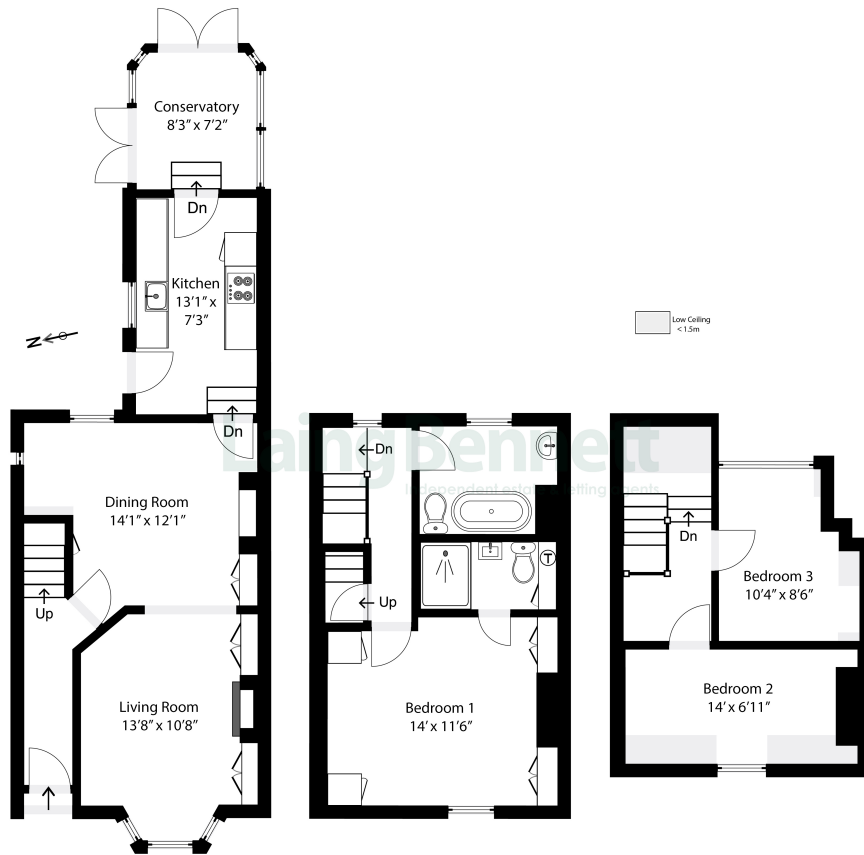
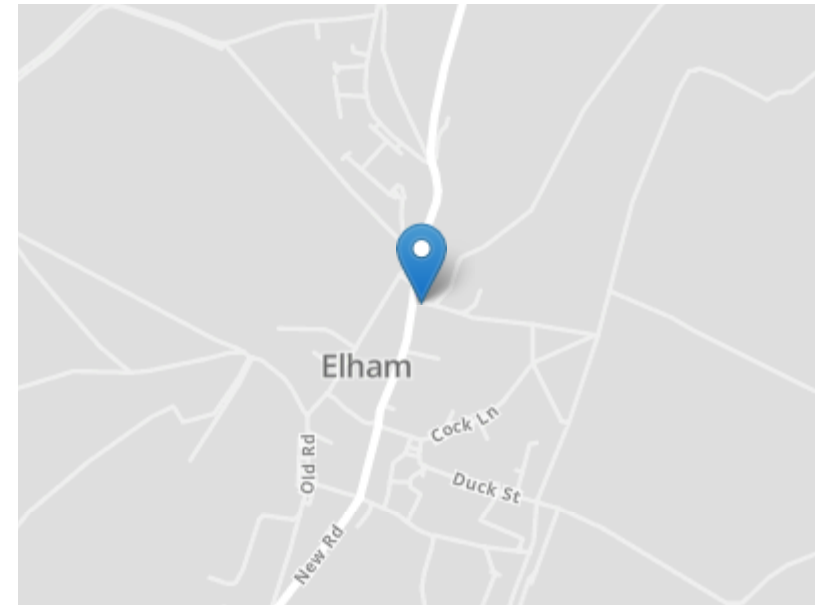


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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