



Greenacre, Exted, Elham, Canterbury, Kent, CT4 6YG

EPC Rating = C

Guide Price £1,250,000



A substantial four/five bedroom family home with land totalling approximately 6.36 Acres. If you are looking to immerse yourself in the natural beauty of the countryside then look no further. This peaceful and quiet location offers a welcome retreat from the hustle and bustle of city life, allowing you to unwind and enjoy a slower pace of living. EPC RATING = C

Guide Price £1,250,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 5

Bathrooms 4

Parking Driveway & double garage

Heating Oil

EPC Rating C

Council Tax Band E

Folkestone And Hythe District Council



The accommodation comprises

Ground floor

Dining room

23' 4" x 19' 0" (7.11m x 5.79m)

Living room

23' 0" x 15' 0" (7.01m x 4.57m)

Garden room

19' 6" x 15' 2" (5.94m x 4.62m)

Kitchen/breakfast room

18' 4" x 12' 7" (5.59m x 3.84m)

WC

Utility

9' 3" x 7' 0" (2.82m x 2.13m)

Bedroom one

12' 7" x 11' 0" (3.84m x 3.35m)

Dressing room

Ensuite shower room

Bedroom two

12' 7" x 10' 11" (3.84m x 3.33m)

Ensuite shower room

First floor

Landing

Bedroom four

17' 5" x 12' 8" (5.31m x 3.86m)

Bedroom five/office

16' 4" x 11' 4" (4.98m x 3.45m)

Ensuite bathroom

Bedroom three



Lower ground floor

Games room

22' 10" x 18' 7" (6.96m x 5.66m)

Gym

18' 8" x 12' 2" (5.69m x 3.71m)

Sauna

6' 0" x 6' 0" (1.83m x 1.83m)

WC

Storage room one

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

Storage room two

8' 10" x 5' 10" (2.69m x 1.78m)

Storage room three

9' 9" x 8' 10" (2.97m x 2.69m)

Outside

Garden and paddock

The formal gardens are approximately 1. Acre and laid to lawn to the front with hedges, trees and a large decoratively designed sun terrace provides a sanctuary to sit back, enjoy the peace while enjoying the view over the delightful gardens and the abundance of nature. To the side of the property there is an enclosed paddock approximately 5.36. Acres.

Driveway, double garage and outbuildings

sweeping driveway accessed via an electric five bar gate and leading to the rear where you will find plenty of driveway parking, a double garage, Open double barn, large store, poly tunnel.

Additional information

Underfloor heating to ground floor.

Water softener system installed

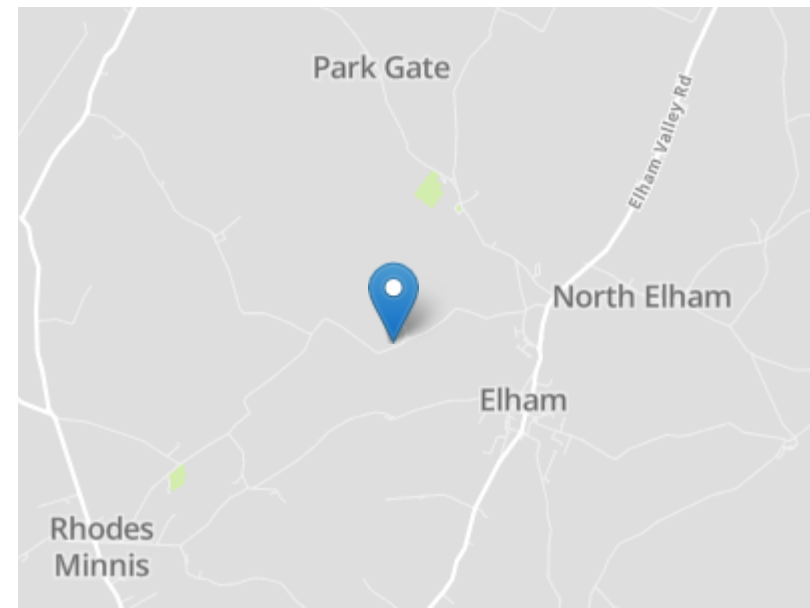
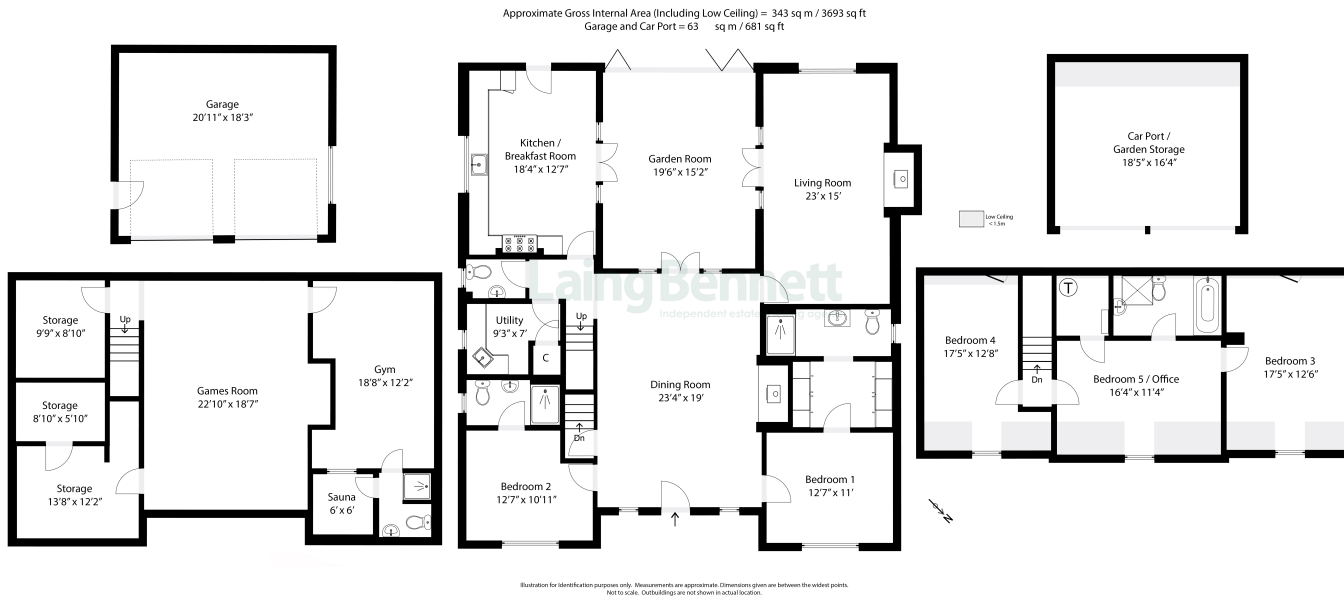
Solar panels

CCTV system





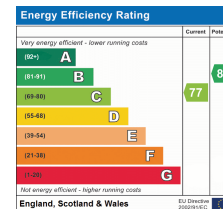




Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

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



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.