

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

Guide Price
£1,250,000

EPC RATING: C

Superb
Countryside
Residence

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



Approximate Gross Internal Area (Including Low Ceiling) = 343 sq m / 3693 sq ft
Garage and Car Port = 63 sq m / 681 sq ft

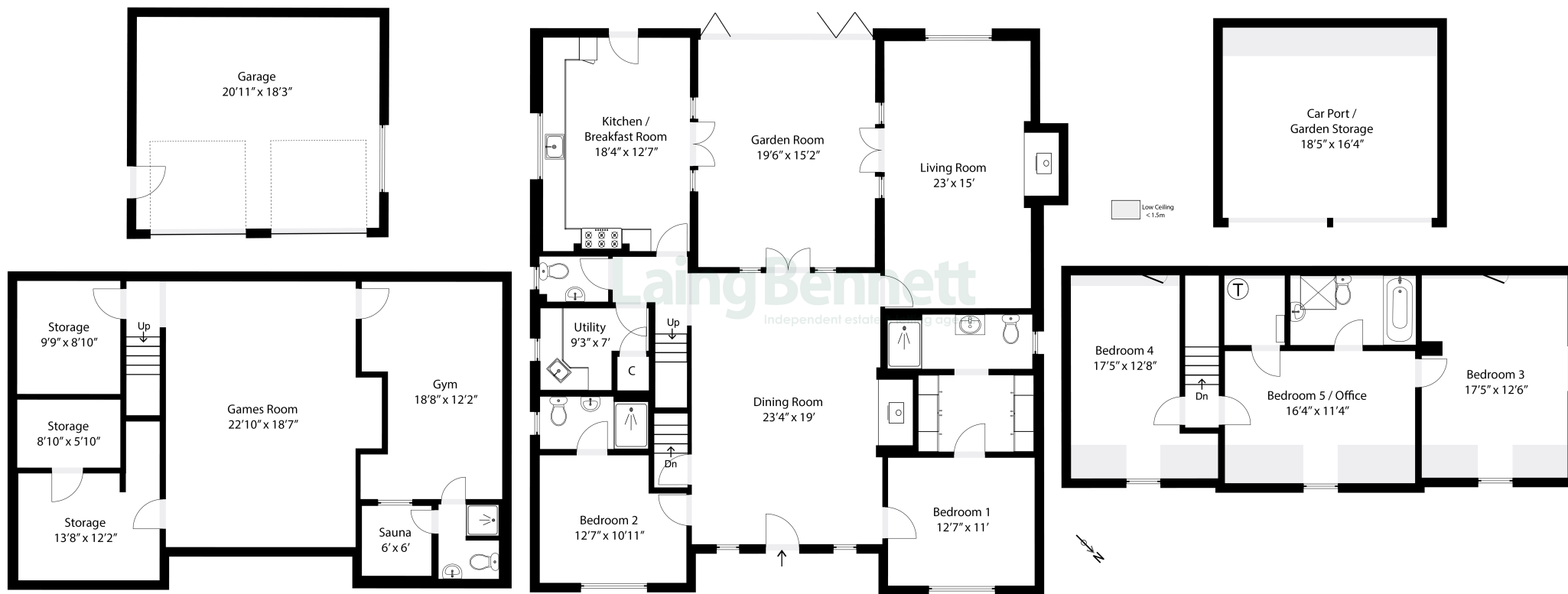


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This property is situated in a rural location in the hamlet of Exted on the hillside above the village of Elham. The village offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and award winning public house in the ancient square which was recently 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.

Welcome to your countryside idyllic retreat

Welcome to this dreamy countryside home set in an idyllic location. Ground floor: The front door opens to the impressive dining hall with log burner making this the ideal place ideal for any family or friend gathering, be it cooking up a treat for a family supper or a larger celebratory gathering. The living room is spacious but homely with a splendid fireplace fitted with a wood burning stove being the ideal place to relax and unwind. The garden room is a delightful space with bi-folding doors to the sun terrace making this a lovely place to enjoy the sun and the views over the garden. The high quality kitchen/breakfast room is yet another quality spacious room featuring integral appliances and an impressive cooking range. There is a handy utility room, boot room and cloakroom/WC. Bedroom one has a dressing room and en suite shower room and bedroom two has an en suite shower room/WC. The lower ground floor is nothing short of amazing where you can entertain in the games room, work out in the gym, followed by a relaxing sauna and then cool off in your shower room/WC. There are also three good sized storage rooms to the lower ground floor. To the first floor there are two further bedrooms, bathroom/WC and bedroom five/office. Outside: The formal gardens are approximately 1. Acre and laid to lawn to the front with hedges, trees and a 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 with electric doors, Open double barn, large store, poly tunnel. 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.

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

Heating

Oil







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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