



Little Orchard, Exted, Elham, Canterbury, Kent, CT4 6YG

EPC Rating = D

Guide Price £975,000





This spacious rural five-bedroom home, with a detached two-bedroom annexe, is nestled in the hillside above Elham in the hamlet of Exted. Beautifully presented throughout, the property offers a perfect balance of family living and additional accommodation, ideal for multi-generational households or guest stays. The main house boasts generous living spaces, including an entrance porch, a cosy living room and sitting room both with wood burning stoves. There is an orangery style dining room and well-appointed kitchen with an adjacent utility room. The ground floor features three bedrooms, one with an en suite, and a modern main shower room. On the first floor, the primary bedroom offers fitted wardrobes and an en suite shower room, along with an additional double bedroom. The detached annexe offers an open-plan kitchen and living room, a ground-floor shower room, and two double bedrooms on the first floor, making it perfect for guests or extended family. Set on a substantial plot of Approx. half of an acre, the property features extensive outbuildings, including a gym/games room, workshop/store, and additional outbuilding. The large alfresco patio area, complete with a pergola, provides an ideal space for outdoor dining and entertaining, with a gate leading to the paddock and orchard beyond. With driveways to the front and both sides of the property, there is ample parking available. Surrounded by rolling countryside, this wonderful home offers peaceful rural living while being close to the amenities of nearby Elham. EPC RATING = D

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Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 5

Bathrooms 3

Parking Driveway

Heating Oil

EPC Rating D

Council Tax Band E
Folkestone and Hythe



Situation

This property is situated in a rural location in the hamlet of Exted on the hillside above the village of Elham. The Elham Valley is designated an Area of Outstanding Natural Beauty. The village of Elham offers amenities including a highly regarded primary school, a doctor's surgery, 2 churches, village hall, small supermarket, two public houses and a hotel/restaurant. 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. There are regular bus services from Elham to Canterbury and Folkestone via surrounding villages.

The accommodation comprises

Ground floor

Entrance porch

Living room with wood burner

27' 1" x 16' 9" (8.26m x 5.11m)

Sitting room

15' 3" x 7' 7" (4.65m x 2.31m)

Dining room

19' 1" x 10' 5" (5.82m x 3.17m)

Kitchen

13' 0" x 10' 6" (3.96m x 3.20m)

Utility room

7' 10" x 5' 2" (2.39m x 1.57m)

Bedroom three

14' 8" x 10' 10" (4.47m x 3.30m)

Bedroom three en suite shower room

Bedroom four

12' 1" x 12' 0" (3.68m x 3.66m)

Bedroom five/office

14' 1" x 13' 2" (4.29m x 4.01m)

Bathroom

First floor

Landing





Bedroom one

15' 5" x 11' 1" (4.70m x 3.38m)

Dressing/wardrobe area

18' 9" x 13' 6" (5.71m x 4.11m)

Bedroom one en suite

Bedroom two

Annexe

Annexe ground floor

Annexe Kitchen/living room

18' 9" x 18' 0" (5.71m x 5.49m)

Annexe shower room

Annexe first floor

Annexe landing

Annexe bedroom one

16' 2" x 13' 2" (4.93m x 4.01m)

Annexe bedroom two

14' 3" x 13' 5" (4.34m x 4.09m)

Outside

Frontage and large driveway to the front and both sides of the house



Gym/games room

28' 0" x 11' 6" (8.53m x 3.51m)

Outbuilding

26' 5" x 12' 0" (8.05m x 3.66m)

Workshop/store

Workshop - 14' 9" x 10' 10" (4.50m x 3.30m)

Store - 8' 0" x 7' 2" (2.44m x 2.18m)

Large enclosed patio area

Orchard/paddock





Approximate Gross Internal Area (Including Low Ceiling) = 213 sq m / 2288 sq ft
 Annex = 52 sq m / 558 sq ft
 Outbuildings = 102 sq m / 1101 sq ft

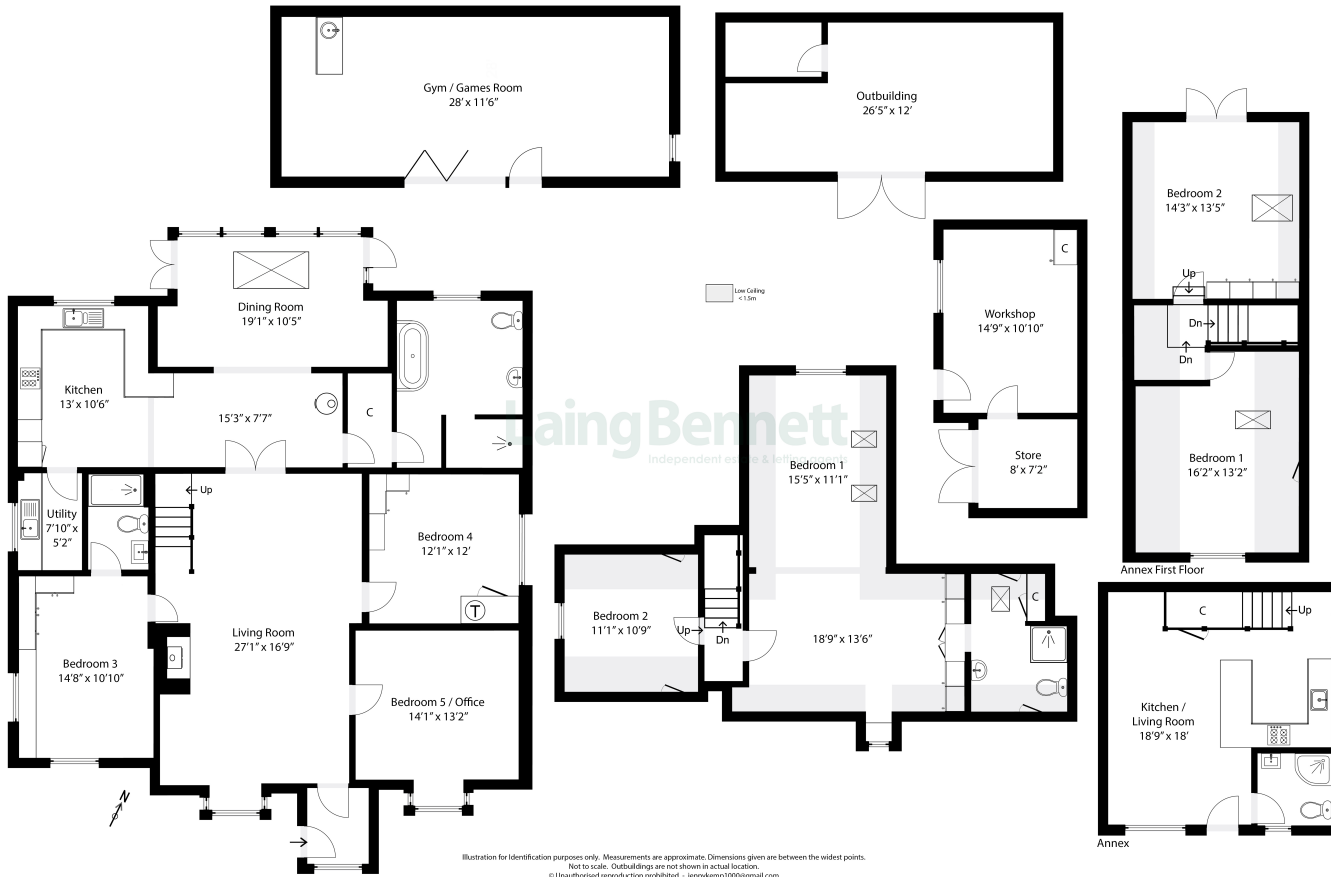


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

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