

2 New Inn Cottages, High Street, Elham, Canterbury, Kent, CT4 6TD

Guide Price £391,950

EPC RATING: EXEMPT

Character
Home

Prepare to be amazed by this deceptively spacious and delightful Grade II listed mid terrace cottage set in the heart of the picturesque village of Elham. The property is beautifully presented with a host of character features such as some exposed beams and lovely period obscured and lead glazed window to the front aspect. Accommodation comprises: Ground floor - Entrance, spacious sitting room, inner hall with stairs to first floor, well fitted out modern kitchen/dining room with large understairs storage cupboard, rear lobby, cloakroom/WC. First floor - Landing with study area, bedroom one enjoying pleasing village outlook, en suite bathroom/WC, bedroom two with magnificent far reaching countryside views, en suite shower room/WC. Outside - Pretty well enclosed rear garden with sun terrace and lawn with well stocked border beds. Gated off road parking is provided for one vehicle. EPC Rating: Exempt



Situation

This attractive property is situated in 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 post office facilities and public house with accommodation. 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 accommodation comprises

Ground floor

Sitting room

16' 9" x 14' 5" (5.11m x 4.39m)

Inner hall

Kitchen/Dining room

13' 3" x 12' 7" (4.04m x 3.84m)

Rear lobby

WC



First floor

Landing

Bedroom one

16' 9" x 12' 9" (5.11m x 3.89m) with door to:

En suite bathroom/WC

Bedroom two

13' 6" x 11' 5" (4.11m x 3.48m) With door to:

En suite shower room/WC

Outside

Garden

Pretty well enclosed rear garden with sun terrace and lawn with well stocked border beds. There is a gate then leading to a pedestrian access path beyond to the rear.

Parking

Gated off road parking is provided for one vehicle.

Council Tax Band

Folkestone And Hythe District Council (Band C)

Heating

Oil



Approximate Gross Internal Area = 90 sq m / 974 sq ft

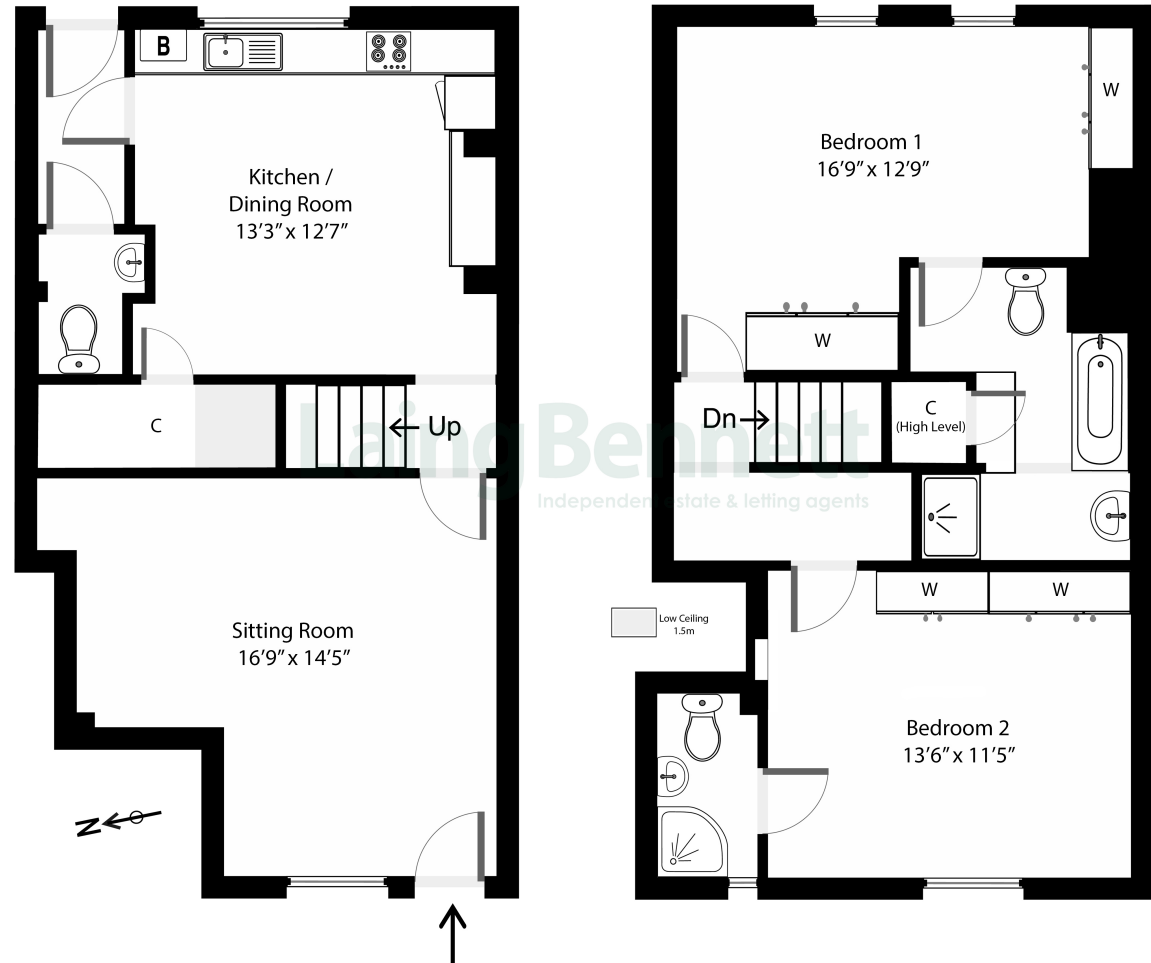
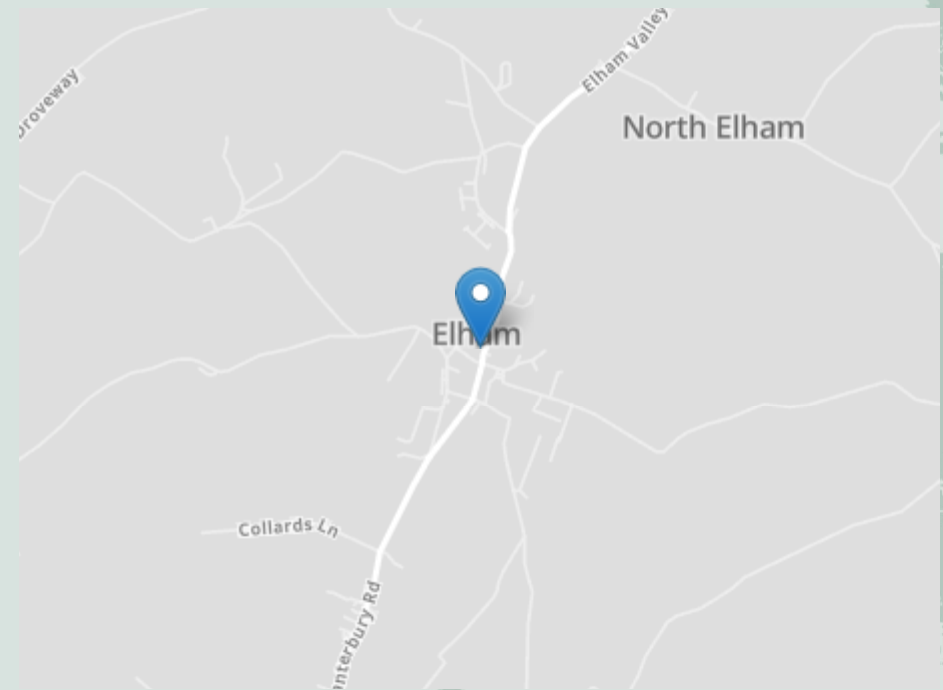


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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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