







A charming three/four-bedroom semi-detached home featuring a spacious ground-floor extension offering annex potential. Nestled in a peaceful cul-de-sac providing a tranquil setting away from passing traffic. The property enjoys stunning views of rolling countryside to the rear and a picturesque outlook toward the medieval village church at the front. Accommodation comprises: Entrance hall, spacious living room, dining room, kitchen, utility room, shower room/WC, family room/bedroom four. First floor: Landing, two double bedrooms, bedroom three, family bathroom/WC. Outside: Attractive garden to front and rear with shed and summerhouse. EPC Rating: C



Guide Price £450,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Heating OIL - SOLAR PANELS

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council

Situation

The property is located in a quiet cul de sac in the heart of Elham. The village is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small convenience store, two public houses to choose from including the recently refurbished Kings Arms which offers 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. 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

Entrance hall

13' 0" x 6' 1" (3.96m x 1.85m)

Living room

24' 8" x 12' 5" (7.52m x 3.78m)





Dining room

12' 3" x 10' 1" (3.73m x 3.07m)

Kitchen

14' 8" x 8' 8" (4.47m x 2.64m)

Utility room

12' 9" x 8' 2" (3.89m x 2.49m)

WC/shower room

Family room/bedroom one

21' 11" x 10' 7" (6.68m x 3.23m) f

First floor

Landing

Bedroom one

13' 6" x 12' 5" (4.11m x 3.78m)

Bedroom two

12' 5" x 11' 2" (3.78m x 3.40m)

Bedroom three

9' 2" x 7' 5" (2.79m x 2.26m)

Bathroom/WC

Outside

Garden

Attractive front and rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 143 sq m / 1537 sq ft

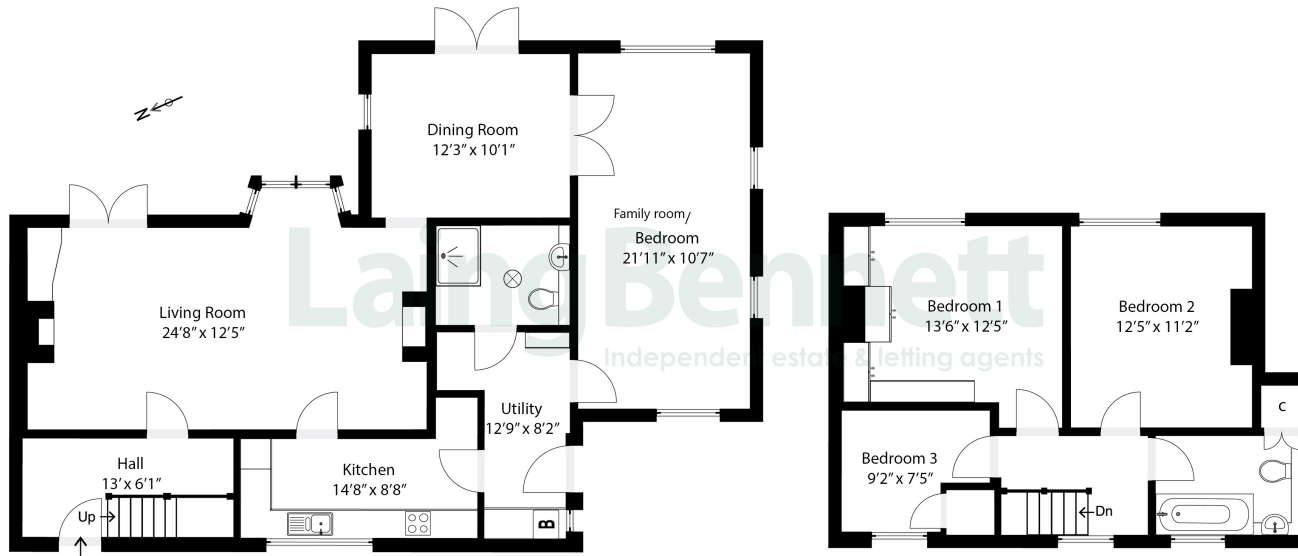
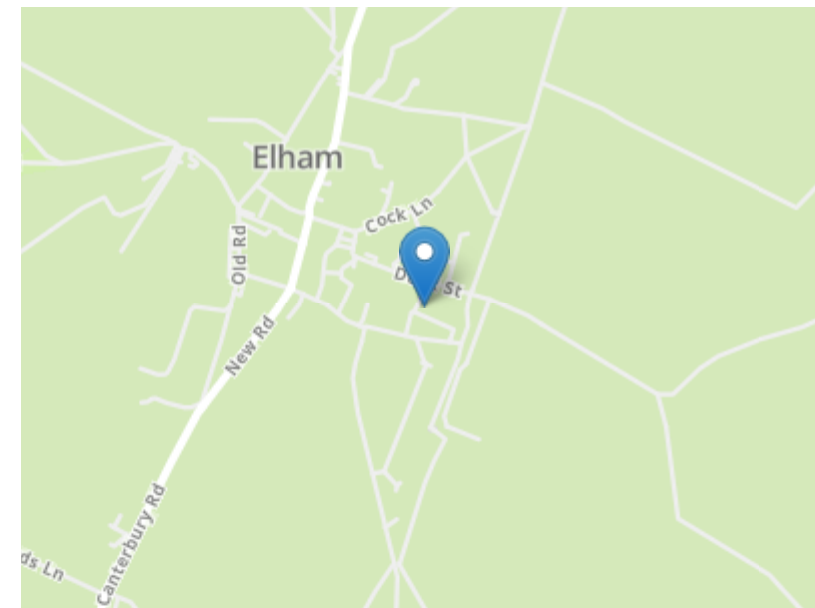


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

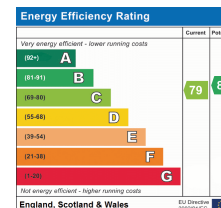
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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