





This delightful two/three bedroom cottage is brimming with period character and countryside charm, set in the peaceful hamlet of Wingmore within the picturesque Elham Valley. The home features a spacious and versatile layout with exposed beams, inglenook fireplace, welcoming living area, open plan kitchen/dining room and a bright conservatory that opens to the garden. A study on the ground floor offers the flexibility of a third bedroom. Outside, the property enjoys a generous garden, a substantial double garage, and ample driveway parking, creating an ideal retreat for those seeking a rural lifestyle while remaining within easy reach of local villages and the nearby cathedral city of Canterbury. EPC Rating: D

Guide Price £625,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

EPC Rating D

Council Tax Band F

Folkestone And Hythe District Council



Situation

This property is nestled in an idyllic location between the villages of Elham and Barham in the Elham Valley. There is a regular bus which travels to both Canterbury and Folkestone which can be caught at the end of the lane. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall. The Kings Arms Public House which has been transformed inside and out and now offers quality food and drink to the villagers and its visitors. Barham offers a village store, primary school and public house with restaurant. The Cathedral City of Canterbury is approximately eight miles away with a vibrant city centre and a wide range of secondary schools. Canterbury West railway station has high speed services to London. The Port town of Folkestone is approximately ten miles away and is the home of 'The Creative Quarter' which boasts a thriving collection of Artist's studios and creative businesses, Folkestone benefits from the recently restored Harbour Arm which has become a food, drink and entertainment destination for the town and its visitors.

Ground floor

Entrance porch

Living room

23' 10" x 14' 2" (7.26m x 4.32m)





Dining room

11' 6" x 7' 6" (3.51m x 2.29m) Open plan to:

Kitchen

12' 9" x 6' 11" (3.89m x 2.11m)

Conservatory

Side hall with large storage cupboard

Cloakroom/WC/utility room

Bedroom three/study

9' 2" x 9' 2" (2.79m x 2.79m)

First floor

Landing

Bedroom one

14' 7" x 9' 1" (4.45m x 2.77m)

Bedroom two

10' 8" x 14' 2" (3.25m x 4.32m)

Spacious shower/bathroom/WC

14' 9" x 10' 4" (4.50m x 3.15m)

Outside

Detached double garage and driveway parking

25' 4" x 16' 0" (7.72m x 4.88m) Approached via a five bar gate

Sheltered parking area and second driveway

Suitable for small vehicles bicycles and storage

Good sized gardens

Well enclosed mature rear garden offering privacy and seclusion with neat lawn, sun terrace and out building.







Approximate Gross Internal Area (Excluding Garage and Outbuilding) = 124 sq m / 1339 sq ft

Garage = 38 sq m / 405 sq ft

Outbuilding = 6 sq m / 63 sq ft

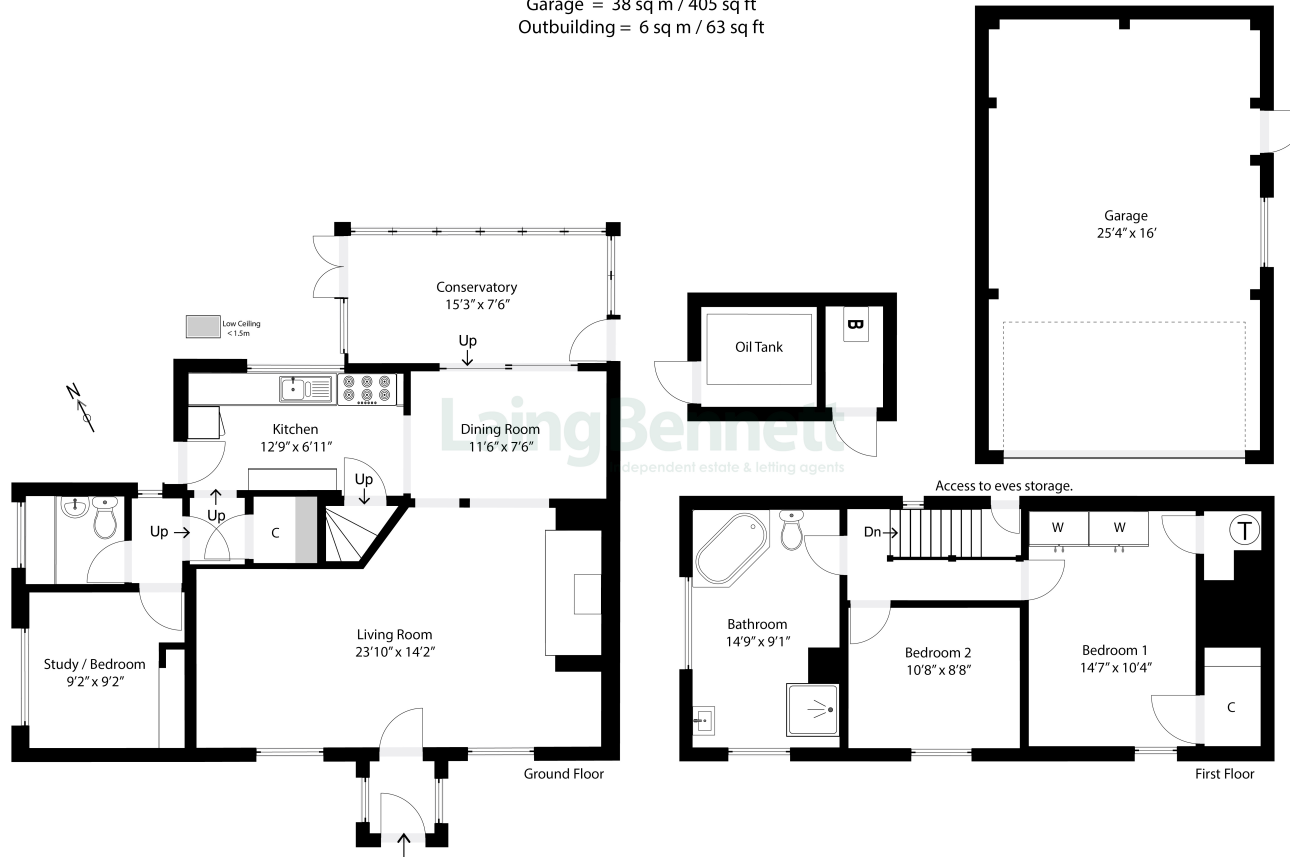


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

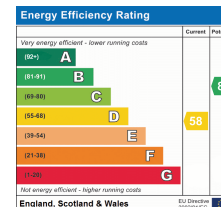
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The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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