







Could there be anything more idyllic than living in a modern yet timeless bespoke detached family home situated in a unique rural farm-style courtyard development consisting of six stylish luxury homes close to the village of Elham. The accommodation comprises: Ground floor - Reception hall, living room, kitchen/dining room and WC. First floor - Landing, three double bedrooms, en-suite to the master and main bathroom. Outside: Long sweeping driveway leading to the 'quintessentially kentish' courtyard. The property benefits from private parking for three vehicles, garage with utility area and enclosed attractive landscaped gardens. Air source heat pump under floor heating system. EPC Rating = C

Guide Price £620,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Driveway & garage

Heating Air source heat pump

EPC Rating C

Council Tax Band F
Folkestone & Hythe



Situation

The property is situated in a most sought after location in rural Elham. The picturesque village is set deep in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty at the centre of the Elham Valley. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, two public houses with accommodation and the 'destination' public house in the ancient square being 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.

The accommodation comprises

Ground floor

Storm porch

Reception hall

Cloakroom/WC

Living room

22' 11" x 12' 7" (6.99m x 3.84m)

Kitchen/dining room

22' 11" x 13' 6" (6.99m x 4.11m)

First Floor

Gallery landing

Main bedroom

22' 11" x 13' 1" (6.99m x 3.99m) with walk in dressing room

En suite shower room/WC



Bedroom two

11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom three

10' 7" x 9' 5" (3.23m x 2.87m)

Family bathroom/WC

Outside

Frontage

The property is approached over a long sweeping gravel drive with attractive tree lined foliage borders

Attractive courtyard area delicately surrounded by six homes

Garage/utility and parking

18' 11" x 9' 1" (5.77m x 2.77m) Utility area (which could be removed if full garage space required).

Three parking spaces

Rear garden

An attractive landscaped garden with sun terrace and raised decked area offering a pleasing degree of privacy and seclusion. The evergreen trees and well stocked border beds to the rear are a lovely backdrop to the property.

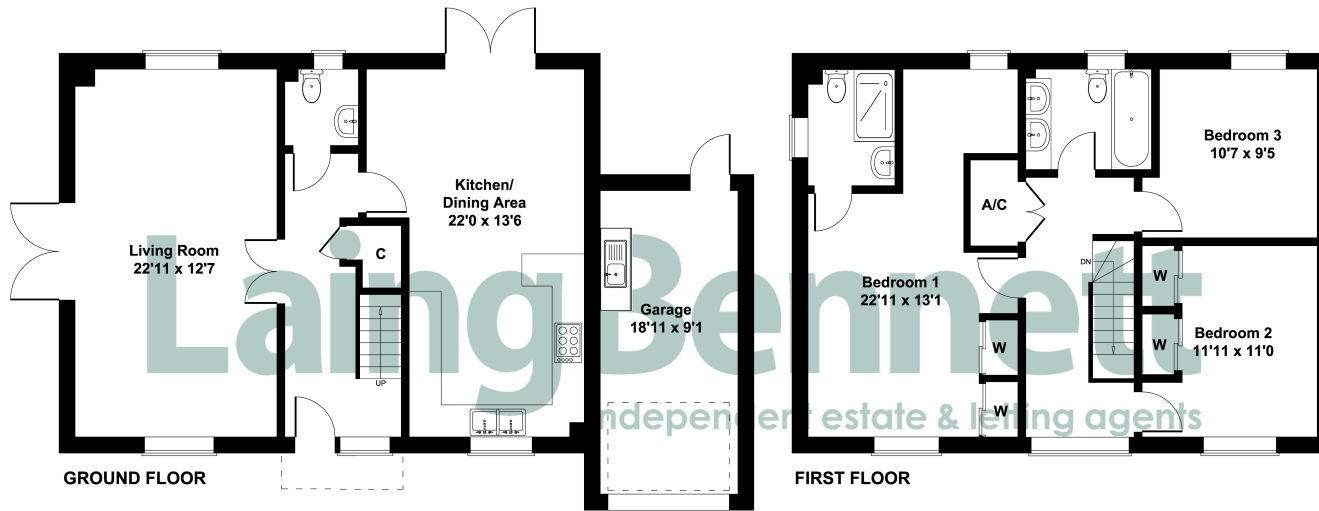
Management Company

Details to be confirmed



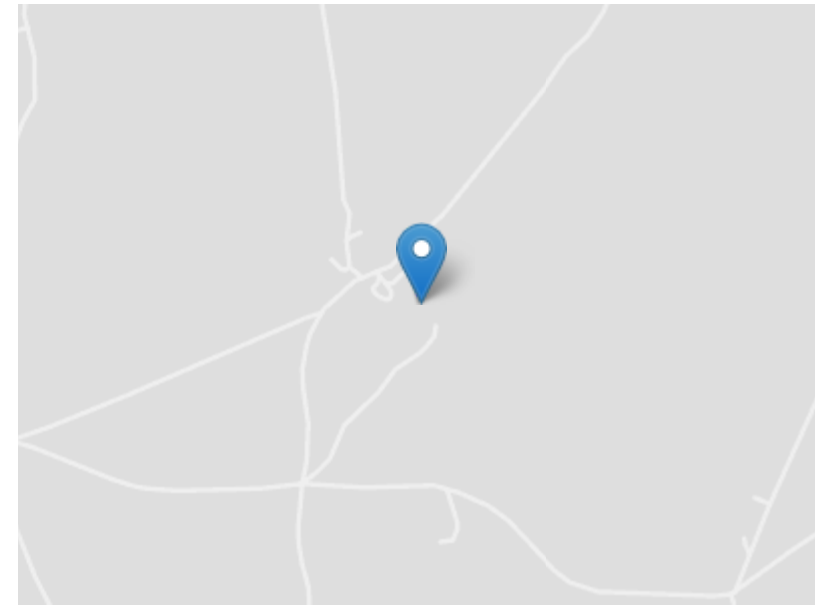






SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

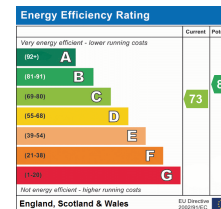
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