



Lone Pine, Canterbury Road, Elham, Canterbury, Kent, CT4 6UE

Guide Price £895,000

EPC RATING: D

Stunning
Countryside
Views

Accommodation comprises: Ground floor - Entrance, spacious galleried hallway, Superb kitchen/breakfast room, Sitting room, cloakroom, bedroom three with en suite shower room/WC, bedroom four. First floor - Galleried landing, master bedroom suite with French doors leading out on to balcony, dressing room and luxury en suite bathroom/WC, bedroom two, family bathroom. Outside - Attractive gardens to front and rear, laid to neat lawn, raise decked terrace to the front accessed via the kitchen/breakfast room. To the far end of the rear garden there is a substantial cabin with bar area and WC. Large raised decked terrace with hot tub and gazebo. Long driveway leads to extensive parking area. Detached garage, large store, store housing boiler. EPC Rating: D



Approximate Gross Internal Area = 198 sq m / 2135 sq ft

Garage = 18.6 sq m / 200 sq ft

Cabin = 23 sq m / 248 sq ft



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

Situation

This property is situated on the edge of the sought after and picturesque village of Elham. The village 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. There is a thriving community with many village events. 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.

Welcome to this luxury home situated on the edge of the sought after village of Elham

The vendors have created a home that offers immeasurable quality, style and space. There are the most magnificent countryside views to be enjoyed from the home and gardens. As you walk through the entrance door you are immediately met with the galleried spacious hall which is bathed in natural light and has an exquisite Italian marble tiled floor which continues through to the kitchen/breakfast room which is the hub of this beautiful home with an apex roof again streaming in natural light and being an ideal place for family and friends to gather. The kitchen is fitted out to perfection boasting oak work tops and units with a central island and all the integral appliances that would satisfy any modern family's needs. French doors lead out to a raised decked area where you can sit with your morning coffee and enjoy the breathtaking views of the rolling Elham valley. The sitting room is a space of comfort and beauty featuring solid oak floors, a rustic stone fireplace fitted out with a wood burning stove and fitted oak cupboards and lit display shelf to each adjacent alcove. To complete the ground floor there are plenty of storage cupboards, a cloakroom and two double bedrooms, one of which has an ensuite shower room.

The bespoke oak staircase takes you to the first floor which has a spacious galleried landing which leads to the beautifully fitted out family bathroom, bedroom two and the master suite which has the feeling of grandeur, with a well fitted out dressing room, luxury ensuite bathroom and French doors which lead out on to the balcony which is perfect for watching the sunrise.

Outside the gardens are a particularly attractive feature to the property. The front is mainly laid to lawn being well enclosed by shrubs and hedging. There is also a raised decked terrace that is accessed via the kitchen/breakfast room. The long drive leads to a large gravelled area providing off road parking for several vehicles. The detached substantial garage also has a large store to the rear and solar panels which provide electricity (Approx 13 years remaining - Index linked) Easy steps lead up to neatly laid lawn and to the far end of the garden there is a substantial and superior cabin which is fully insulated with sink with mixer tap, integral dishwasher and fridge. The cabin could have many uses such as those wanting to work from home, or simply a peaceful retreat. There is also a raised terrace with hot tub and pergola where you can relax and enjoy the beautiful views come rain or shine. An early viewing of this premium property comes highly recommended!

The accommodation comprises

Ground floor

Entrance

Entrance hall

Sitting room

23' 11" x 18' 8" (7.29m x 5.69m)





Kitchen/Breakfast room

25' 5" x 13' 9" (7.75m x 4.19m)

WC

Bedroom three

12' 10" x 9' 11" (3.91m x 3.02m)

En suite shower room

Bedroom four

13' 6" x 9' 3" (4.11m x 2.82m)

First floor

Galleried landing

Bedroom one

16' 0" x 13' 4" (4.88m x 4.06m)

Dressing room

11' 11" x 7' 2" (3.63m x 2.18m)

Luxury ensuite bathroom

Bedroom two

14' 7" x 13' 10" (4.45m x 4.22m)

Family bathroom

Outside

Garage and parking

19' 0" x 10' 7" (5.79m x 3.23m) Long driveway leads to a substantial graveled parking area.

Store

13' 7" x 11' 3" (4.14m x 3.43m)

Front and rear Garden

Approx. 0.5 Acre total

Cabin

18' 2" x 15' 6" (5.54m x 4.72m) fully insulated with sink and mixer tap, integral dishwasher and fridge. The cabin could have many uses such as those wanting to work from home, entertaining or simply a peaceful retreat. There is also a raised terrace with hot tub and pergola where you can relax and enjoy the beautiful views come rain or shine.

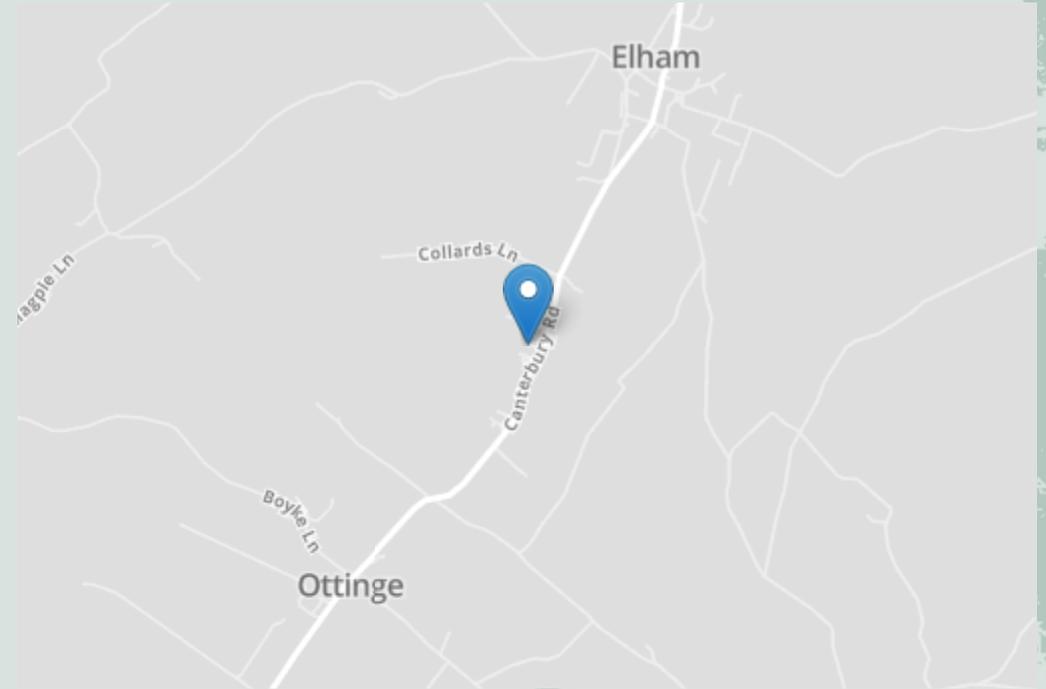
Heating

Oil









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

This property is situated on the edge of the sought after and picturesque village of Elham. The village 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. There is a thriving community with many village events. 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.

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.