







A truly charming cottage in the picturesque village of Elham, surrounded by idyllic village scenery with the scenic 'St Mary's' Saxon church as a back drop. The property boasts brand-new UPVC sash windows and a new front door, which opens to a welcoming hallway. The living room features a bay window and a multi-fuel burning stove with a fireplace surround originating from 'Dorchester House', a historic London building, which adds a unique historical element that makes the property even more special. The spacious kitchen/dining room also has a multi fuel burning stove and there is a convenient utility room and cloakroom/WC. To the first floor there is a spacious bathroom/WC and two bright and light double bedrooms. Outside the frontage provides off road parking and an attractive border bed and to the rear there is pretty paved courtyard garden with pedestrian access gate. EPC Rating: E

Guide Price £375,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Parking to front

Heating LPG gas with new boiler installed last year

EPC Rating E

Council Tax Band C

Folkestone And Hythe District Council



Situation

This property is situated in 'Vicarage Lane' in the picturesque village of Elham, which offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, Three public houses to choose from including the recently refurbished Kings Arms which has been transformed inside and out offering 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.

The accomodation comprises

Ground floor
Entrance hall

Living room
13' 9" x 11' 7" (4.19m x 3.53m)

Kitchen/dining room
17' 0" x 12' 6" (5.18m x 3.81m)

Utility room
9' 6" x 5' 11" (2.90m x 1.80m)

Cloakroom/WC





First floor

Landing

Bedroom one

12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom two

12' 6" x 9' 5" (3.81m x 2.87m)

Shower room/WC

Outside

Parking to front

Courtyard garden to the rear







Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 946 sq ft

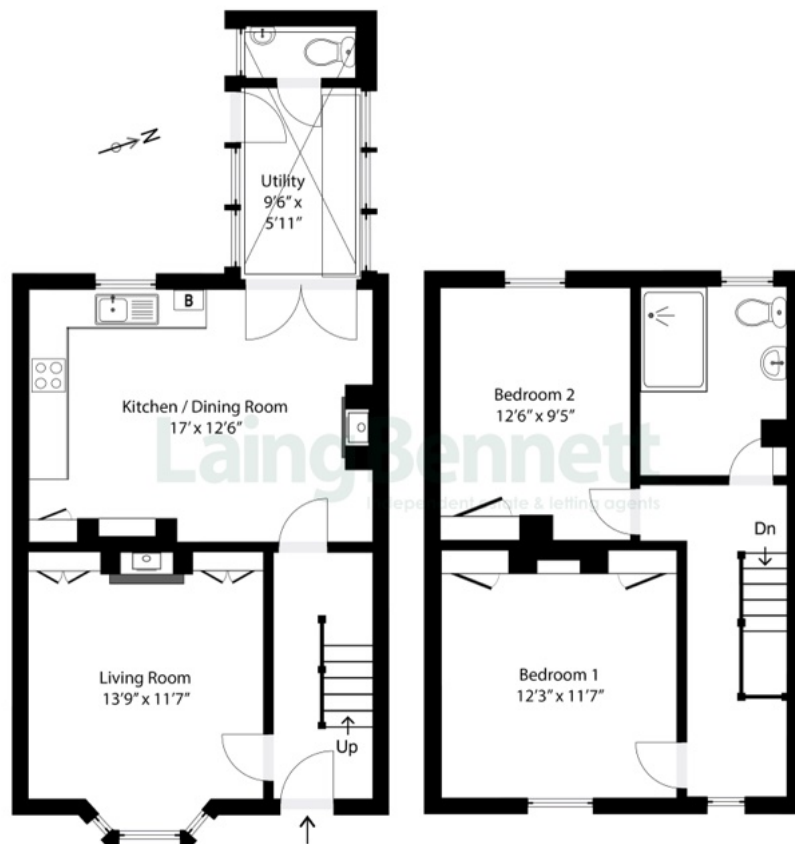
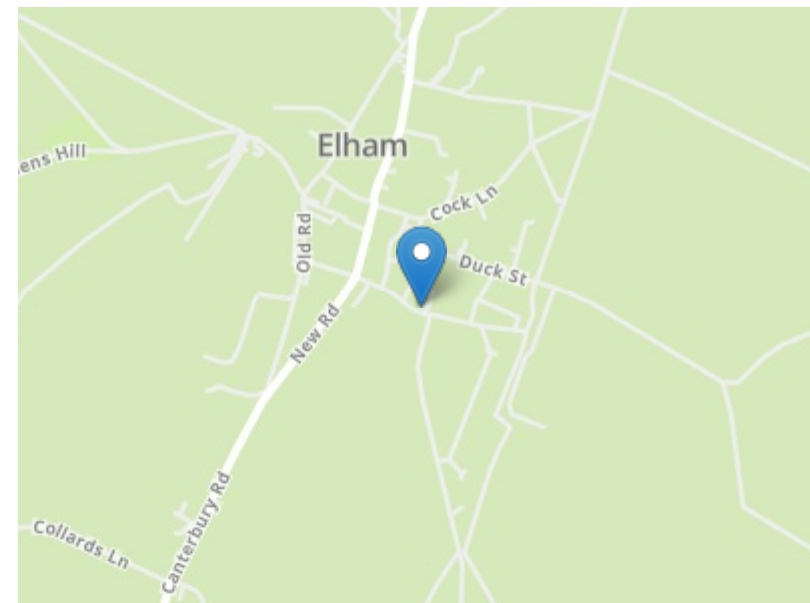


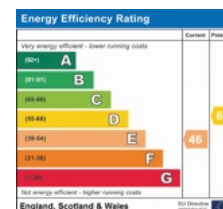
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.
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