







An impressive four bedroom well presented home in a superb location in the heart of the picturesque village of Elham. Accommodation comprises: GROUND FLOOR - Spacious entrance hall with under stairs cupboard, sitting room featuring an attractive fireplace with 'Clearview' wood burning stove and glazed doors to the dining room with UPVC double glazed patio doors to rear garden, modern kitchen with door to useful utility room, office, cloakroom/WC. FIRST FLOOR - Spacious landing with airing cupboard, bedroom one with built in wardrobe range and door to en suite shower room/WC, three further bedrooms with built in double wardrobes, family bath/shower room. OUTSIDE: Attractive front and rear garden, attached double garage with electric up and over door to front and driveway. Useful store room/workshop to the rear garden. The property benefits from a water softener system. EPC Rating: C

Guide Price £720,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Parking Driveway & double garage

Heating Electric

EPC Rating C

Council Tax Band G

Folkestone & Hythe



Situation

This delightful home is set in a superb location setback on 'The Old Road'. Elham 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, 2 churches, village hall, small supermarket, two public houses and the exciting prospect of the public house in the ancient square being 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

First floor

Spacious entrance hall

Sitting room

19' 1" x 13' 0" (5.82m x 3.96m)

Dining room

11' 4" x 10' 8" (3.45m x 3.25m)

Kitchen

15' 11" x 11' 4" (4.85m x 3.45m)

Utility room

8' 8" x 6' 11" (2.64m x 2.11m)

Office

10' 0" x 8' 4" (3.05m x 2.54m)

WC





First floor

Landing

Bedroom one

16' 2" x 13' 3" (4.93m x 4.04m)

En-suite shower room

Bedroom two

13' 2" x 11' 5" (4.01m x 3.48m)

Bedroom three

11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom four

11' 4" x 9' 5" (3.45m x 2.87m)

Bathroom

Outside

Store/workshop

8' 1" x 7' 0" (2.46m x 2.13m)

Double garage and driveway

18' 9" x 17' 5" (5.71m x 5.31m)

Gardens

Attractive front garden mainly laid to neat lawn with well plant and shrub beds. Side access leads to the delightful rear garden which is arranged on two levels joined by a sloping bank and steps. Useful built in storeThe lower level is mainly laid to lawn with sun terrace, vine covered pergola and well stocked areas of planting. The bank is very well stocked with mature shrubs. The upper level is an informal grassed area and backs onto the paddocks with pleasant views to the rear.







Approximate Gross Internal Area = 160 sq m / 1722 sq ft
 Garage = 30 sq m / 326 sq ft

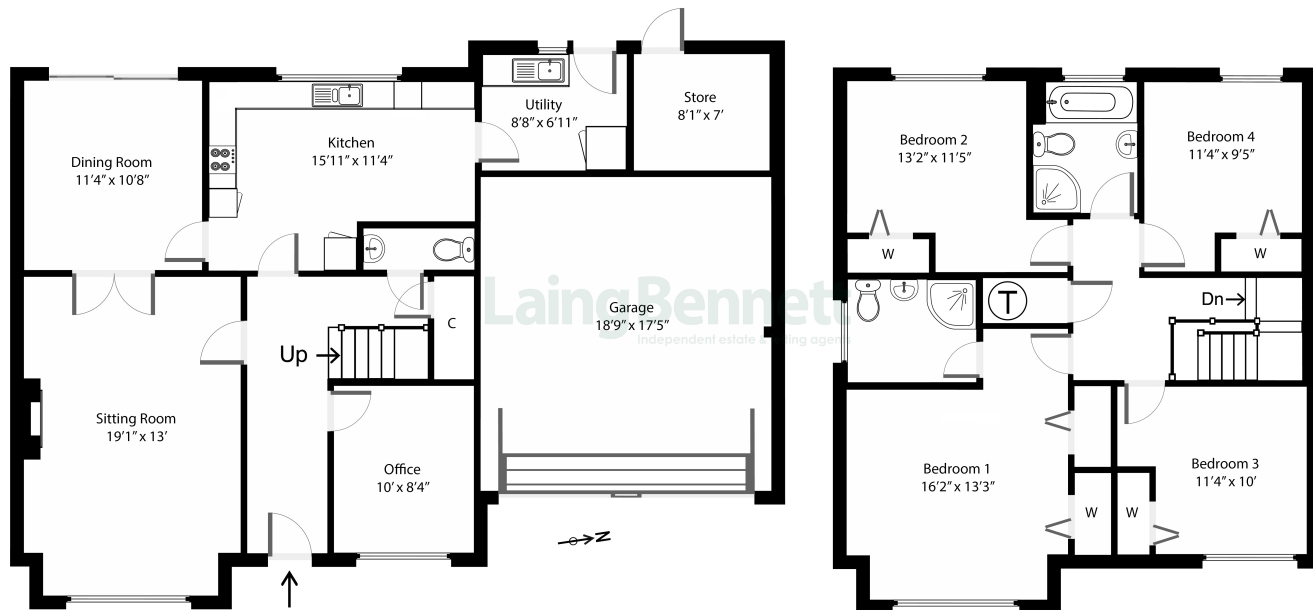
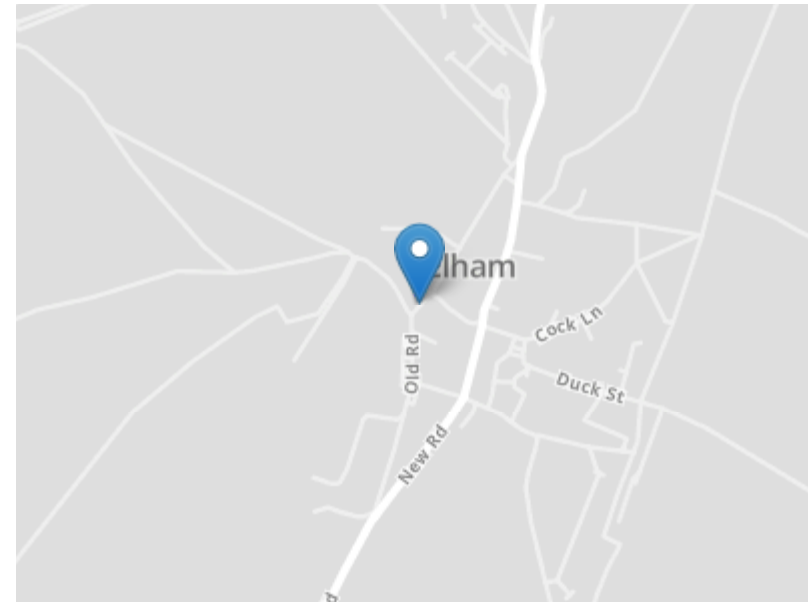


Illustration for identification purposes only. Measurements are approximate.
 Not to scale. Outbuildings are not shown in actual location.



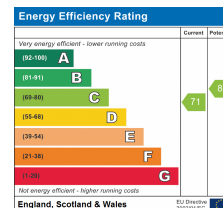
Need to book a viewing?

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

See all our properties at



www.laingbennett.co.uk



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



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.