



The Limes, High Street, Elham, Canterbury, Kent, CT4 6TB

Guide Price £770,000

EPC RATING: E

Unique
Village
Home

A fantastic opportunity to purchase an impressive four bedroom and four reception room extended period home. The property benefits from many character features such as tall ceilings, stripped floors and superb original fireplaces, yet has been sympathetically updated and extended, to create a wonderful comfortable yet spacious residence. The property further benefits from stylish high quality fixtures and fittings, making this the ideal home for any modern family. The front garden is well designed being set behind tasteful cast iron railings and there is a lush well stocked good size garden offering a good degree of seclusion. Parking to rear. Central village location with far reaching views over the rolling Elham valley countryside to the rear. EPC Rating: E



Approximate Gross Internal Area (Including Low Ceiling, Excluding Cellar) = 190 sq m / 2048 sq ft
Cellar = 18 sq m / 193 sq ft

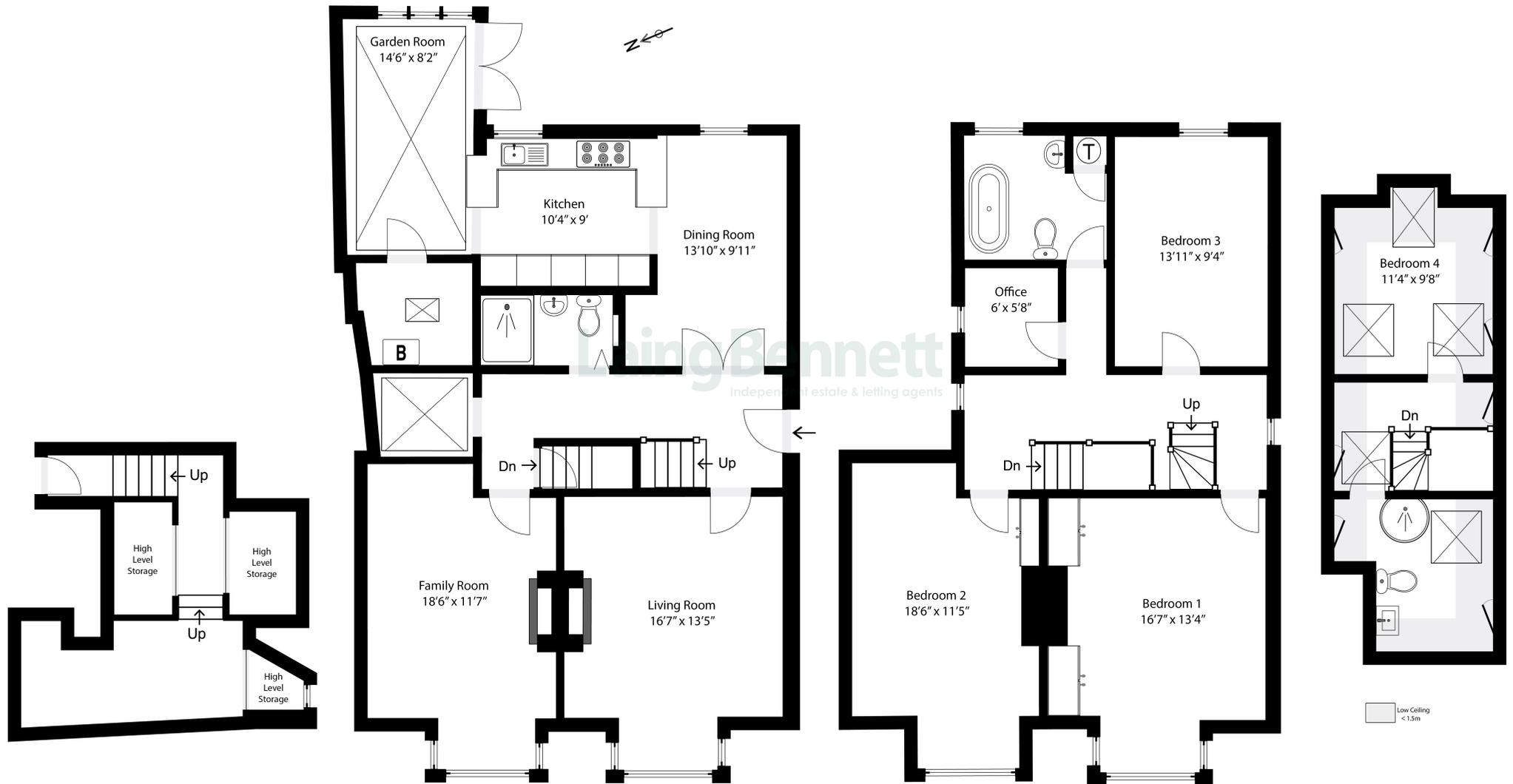


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

This handsome double fronted property is situated in the beating heart of the village of Elham, which 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. The property is ideally located for amenities and having nearby access for superb country walks. Elham has so much to offer including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the exciting 'destination' public house in the ancient square which has been refurbished and reopened to the public. There is an active community within the village and events to keep you busy all throughout the year. 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. Bus service to Canterbury and Folkestone via surrounding villages.

Ground floor

Covered entrance

Entrance hall

With attractive walk through opening to:

Seating vestibule with roof light

Shower room/WC

Living room

16' 7" x 13' 5" (5.05m x 4.09m)

Family room

18' 6" x 11' 7" (5.64m x 3.53m)

With entrance door to:

Useful cellar

Dining room

13' 10" x 9' 11" (4.22m x 3.02m) Open plan to:

Stylish modern kitchen

10' 4" x 9' 0" (3.15m x 2.74m) Open plan to:

Garden room

14' 6" x 8' 2" (4.42m x 2.49m)

Walk in store room with roof light

First floor

Landing

Bedroom one

16' 7" x 13' 4" (5.05m x 4.06m)

Bedroom two

18' 6" x 11' 5" (5.64m x 3.48m)

Bedroom three

13' 11" x 9' 4" (4.24m x 2.84m)





Office

6' 0" x 5' 8" (1.83m x 1.73m)

Family bathroom/WC

Second floor

Landing with Velux window

Bedroom four with two Velux windows and window enjoying countryside views

13' 0 11" x 9' 8" (4.24m x 2.95m)

Shower room/WC with Velux window

Outside

Garden

The front garden is well designed being set behind tasteful cast iron railings and there is a lush well stocked good size rear garden offering a good degree of seclusion.

Parking

Gravel parking area located to the rear of the property accessed via a five bar gate (Occupied by temporary pool at present)

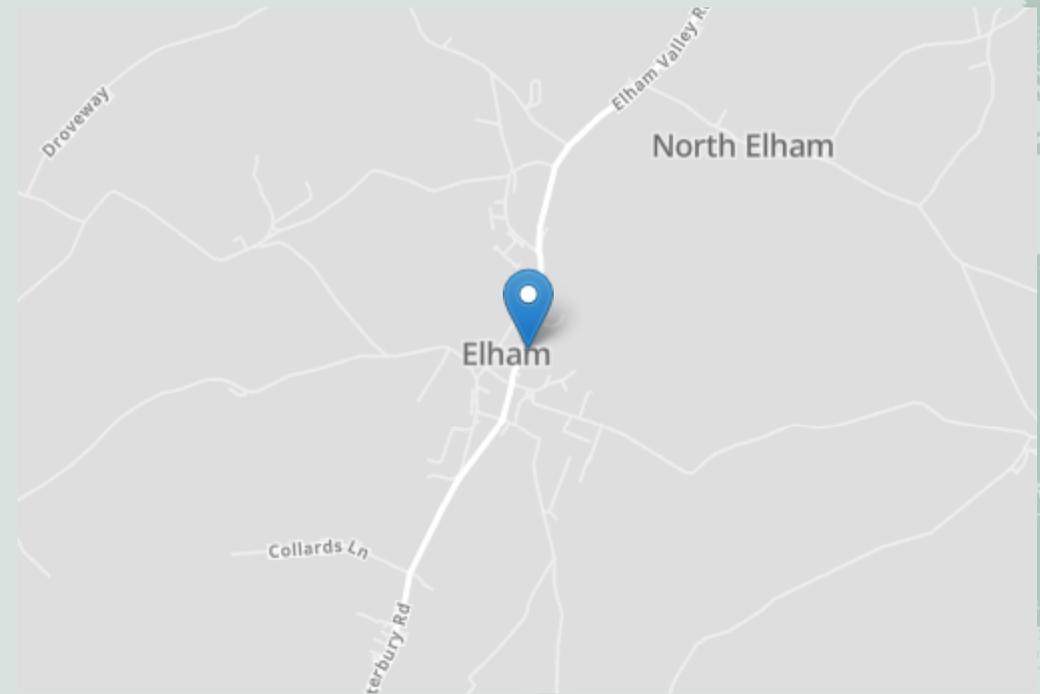
Heating

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

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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