



America, Old Road, Elham, Canterbury, Kent, CT4 6UH

Guide Price £999,995

EPC RATING: E

Idyllic  
Setting

A spacious four bedroom residence tucked away from passing traffic, enjoying far reaching countryside views and surrounded by glorious gardens of just over an acre. This wonderful home was originally built in the 1930's and extended over the years to create spacious living space that would suit the needs of a modern family who seek tranquillity yet enjoy the benefits of being in the heart of this popular village. Accommodation comprises: Ground floor Entrance porch, cloakroom/WC, reception hall, dining room with wide walk through opening to superb modern triple aspect kitchen with Aga and door to useful utility room, family room fitted with wood burning stove, sitting room fitted with impressive wood burning stove and double glazed French doors leading out to the verandah. First floor: Landing, shower room, family bathroom/WC, bedroom one with dressing room and spacious en suite shower room/WC, three further double bedrooms. Outside: Stunning mature gardens with a wide variety of plants shrubs and trees, large sun terrace, driveway parking area and double detached garage with loft storage. EPC Rating: E



Approximate Gross Internal Area = 178 sq m / 1921 sq ft  
Garage = 34 sq m / 369 sq ft

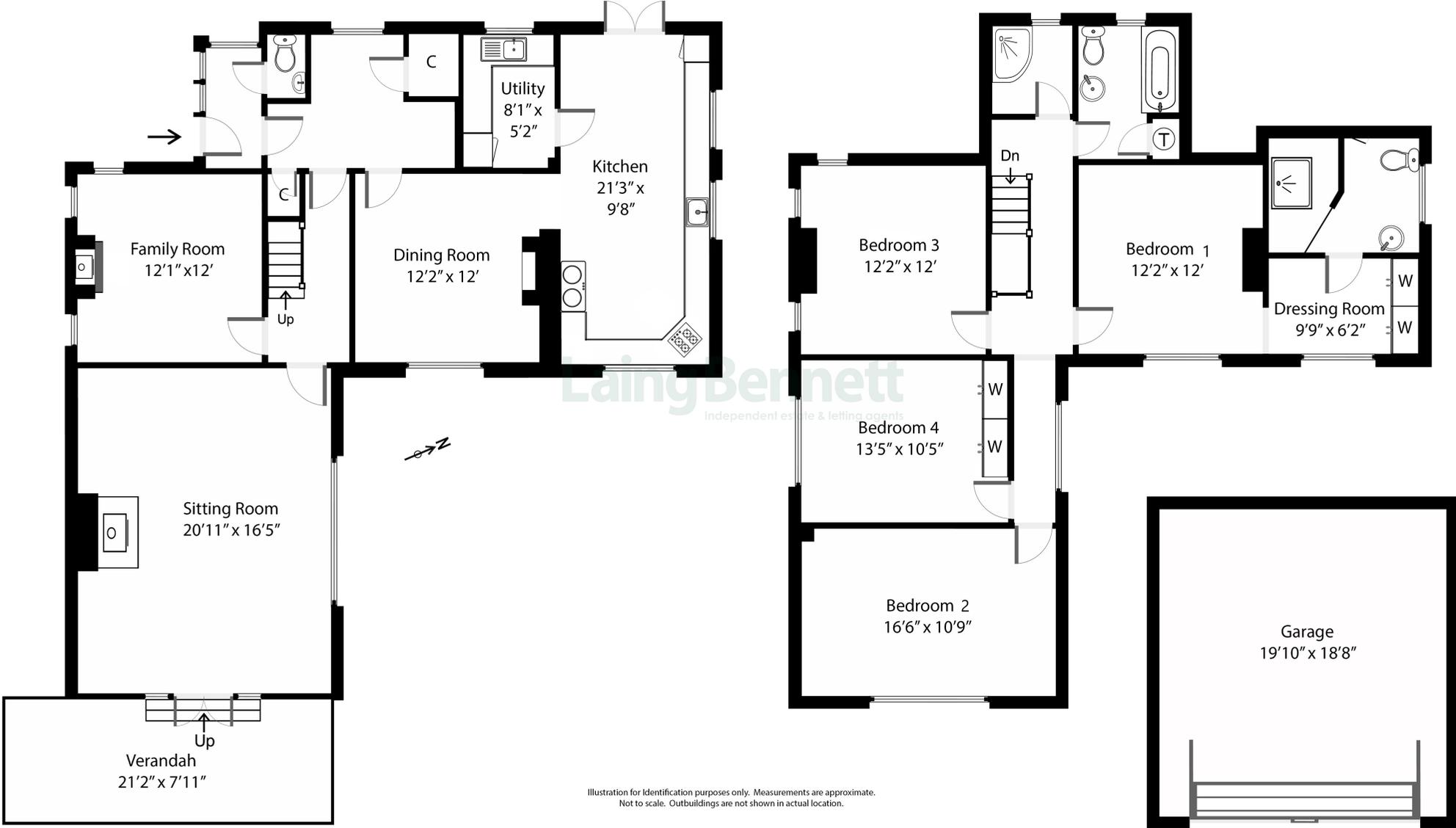


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

This village home is located at the end of a long track in the heart of Elham which is nestled in the spectacular North downs. The village has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes and bridle paths. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, general store and two public houses (one with post office facilities). 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

#### Entrance porch

#### Entrance hall

#### Dining room

12' 2" x 12' 0" (3.71m x 3.66m)

#### Kitchen

21' 3" x 9' 8" (6.48m x 2.95m)

#### Utility

8' 1" x 5' 2" (2.46m x 1.57m)

#### Inner hallway

#### Family Room

12' 1" x 12' 0" (3.68m x 3.66m)

#### Sitting Room

20' 11" x 16' 5" (6.38m x 5.00m)

#### Verandah

21' 2" x 7' 1" (6.45m x 2.16m)

### First floor

#### Landing





### **Main Bedroom**

12' 2" x 12' 0" (3.71m x 3.66m)

### **Dressing room**

9' 9" x 6' 2" (2.97m x 1.88m)

### **En suite shower room**

### **Bedroom two**

16' 6" x 10' 9" (5.03m x 3.28m)

### **Bedroom three**

12' 2" x 12' 0" (3.71m x 3.66m)

### **Bedroom four**

13' 5" x 10' 5" (4.09m x 3.17m)

### **Bathroom**

### **Shower room**

### **Outside**

### **Detached double garage and driveway parking**

19' 10" x 18' 8" (6.05m x 5.69m)

### **Gardens**

Glorious mature garden of just over an acre

### **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](mailto:lyminge@laingbennett.co.uk)

### Directions

This village home is located at the end of a long track in the heart of Elham which 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, general store and two public houses (one with post office facilities). 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

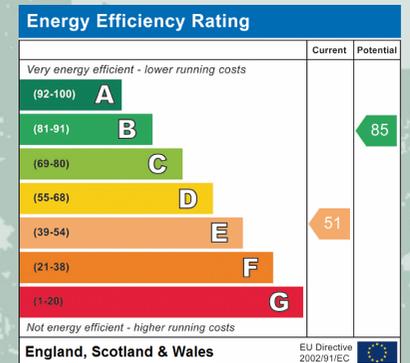
## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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