

**Laing  
Bennett**  
Residential sales



West End Mews, The Row, Elham, Canterbury, Kent, CT4 6UP

Guide Price £489,950

EPC RATING: E

Stunning  
Property



A handsome residence situated in the charming village of Elham. As you walk around this stunning property you catch views of the rolling countryside hills. This property has been lovingly recomposed and refurbished throughout, from the moment you open the front door you are greeted with luxury and style. Boasting a most enviable living space; socialise whilst you cook in the modern and sleek kitchen/diner or curl up and get cosy in the welcoming living room with plenty of space for the whole family. Offering three good sized bedrooms and a lovely rear garden this property ticks all the boxes for modern family living. Enjoy long strolls along the downs, nip into one of the quintessential public houses for your favourite beverage and potter along to the regular farmers markets held in the village square. Only a short distance from the hustle and bustle of Canterbury, and the endearing Kent Coastline, you can make your quaint village dream a reality in this beautiful home. The accommodation comprises: living room, kitchen/dining room, utility/WC. First floor - master bedroom with en suite bathroom, two further bedrooms and a family bathroom. Outside - off road parking, enclosed rear garden with decked entertaining area. EPC RATING = E



### Situation

This property is situated in the centre of the village of Elham. Elham 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.

### Property summary

This immaculately presented attached mews house, screams opulence and modern living. Approached over a driveway it offers parking for up to two vehicles. To the ground floor the welcoming living room invites you in, and benefits from wood flooring and a feature wall; a wonderful space to unwind and catch up with loved ones. Flowing nicely into the kitchen/dining room, an impressive social space with plenty of storage, work surface, integrated appliances, kitchen island and space for a large table. Pour yourself your favourite beverage and get cosy in front of the fire. Additionally, to the ground floor is a useful and stylish utility with space for washer /dryer, matching cupboards and wall cabinets, counter top basin and WC. The first floor is beautifully presented throughout; the master bedroom has built in wardrobes and a lavish en suite bathroom boasting twin wash hand basins, WC and spa bath. There are two further bedrooms and a family bathroom which benefits from a contemporary free-standing bath and separate shower. The rear garden is accessed via the split-level landing, it is mainly laid to lawn and has a decked entertaining space, the perfect spot to soak up the rays.

### Ground floor

#### Living room

17' 1" x 12' 10" (5.21m x 3.91m)



## Kitchen/dining room

18' 10" x 17' 11" (5.74m x 5.46m)

## Utility/WC

10' 7" x 8' 0" (3.23m x 2.44m)

## First floor

### Bedroom one

17' 7" x 12' 4" (5.36m x 3.76m)

### En suite bathroom

12' 7" x 4' 8" (3.84m x 1.42m)

### Bedroom two

11' 1" x 9' 1" (3.38m x 2.77m)

### Bedroom three

11' 1" x 8' 8" (3.38m x 2.64m)

## Family bathroom

## Outside

## Driveway

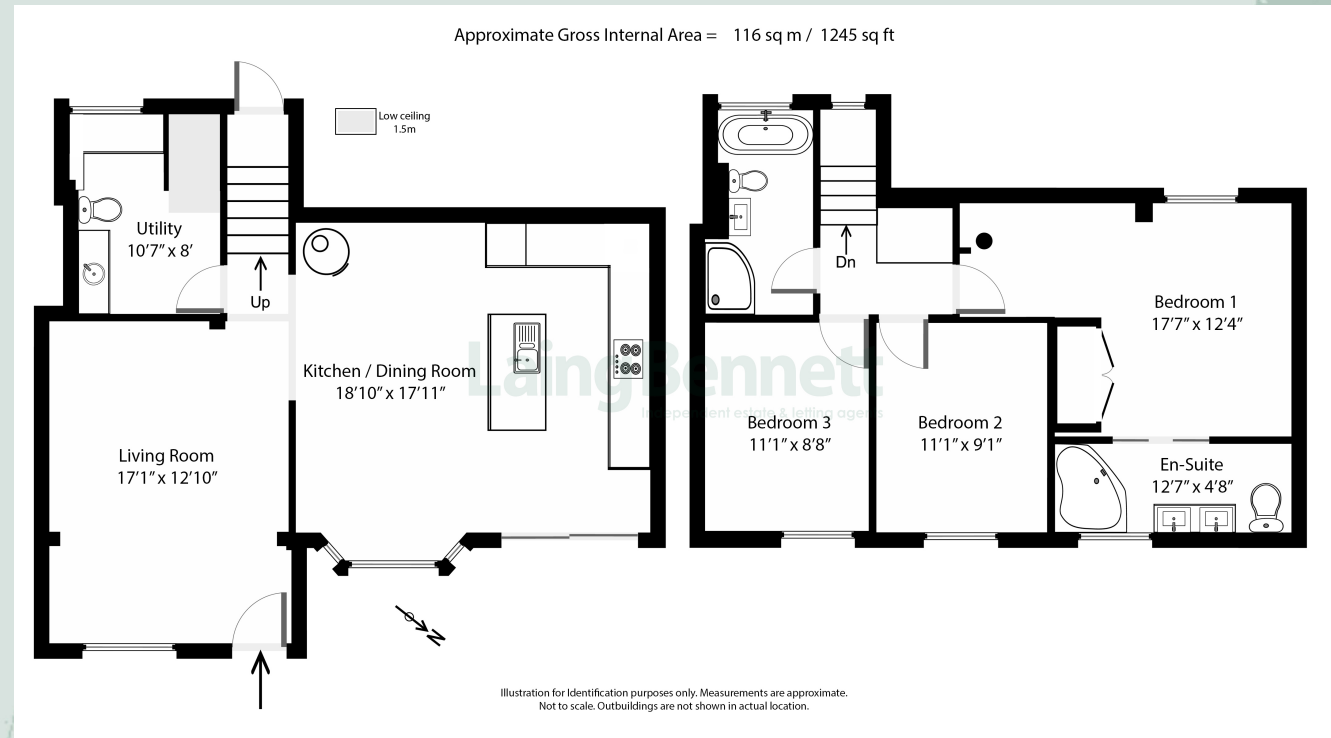
## Rear garden

## Council Tax Band

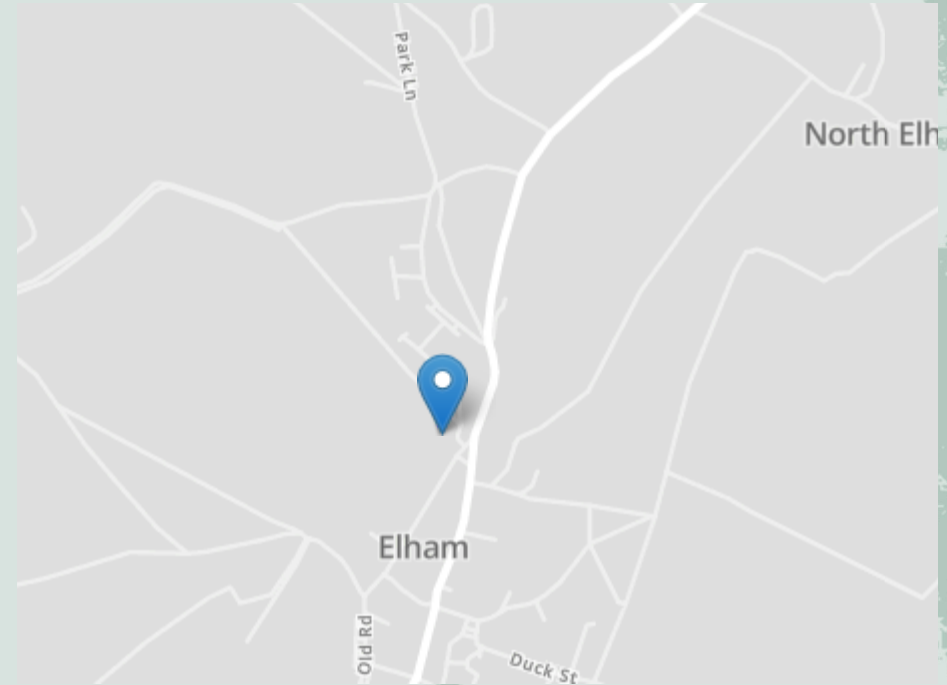
Folkestone & Hythe District Council - Band D

## Heating

Electric







## 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

For directions to this property please contact us

## 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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