



Denmark House, High Street, Elham, Canterbury, Kent, CT4 6SX

EPC Rating = F

Guide Price £500,000



A unique and charming split level period home. Denmark House formerly an old village store is now renovated to a high standard and contemporary finish throughout. The accommodation comprises: entrance area, living room with tall ceilings, utility space and WC. First floor: kitchen/dining room and living area with bifold doors leading to the garden. Over the second and third floors are three bedrooms and two en suites. Outside: a traditional frontage, driveway for one vehicle with EV point and delightful enclosed garden for entertaining with Hot Springs Freshwater Spa. Garden studio for home office or gym and . EPC RATING = F

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Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Parking and EV point

Heating Oil

EPC Rating F

Council Tax Band E
Shepway District Council



The accommodation comprises

Ground floor

Entrance door with frosted glazed panels opening to:
Entrance area

Living room
13' 5" x 12' 9" (4.09m x 3.89m)

Utility space/WC
This space has restricted head height

First floor

Landing
Kitchen/dining/family room
26' 1" x 12' 3" (7.95m x 3.73m)

Second floor

Landing
Master bedroom
13' 5" x 11' 0" (4.09m x 3.35m)

En suite shower room/WC

Bedroom three
9' 1" x 7' 5" (2.77m x 2.26m)

Third floor

Bedroom two
10' 11" x 8' 1" (3.33m x 2.46m)

En suite bathroom

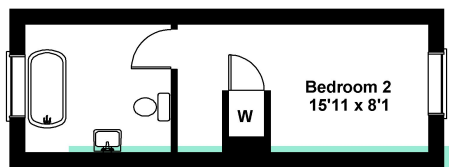
Outside

Frontage
Driveway
Parking for one vehicle. EV point

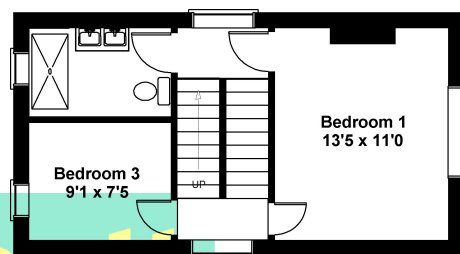
Rear garden
A tranquil, secluded, landscaped garden with decking area and steps to an artificial lawn. Hot Springs Freshwater Spa.

Garden studio
11' 6" x 7' 6" (3.51m x 2.29m) Ideal home office or garden room

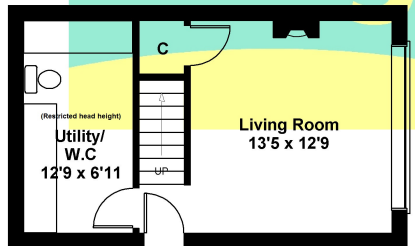




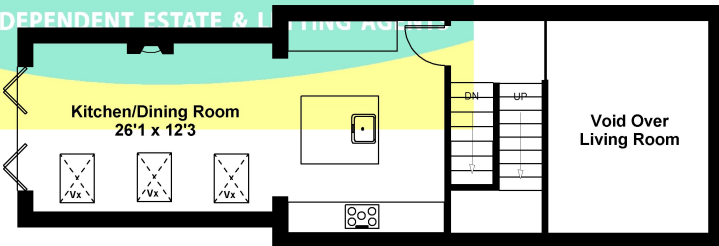
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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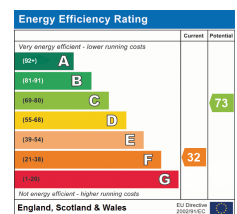
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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