

South Cottage, Old Road, Elham, Canterbury, Kent, CT4 6UH

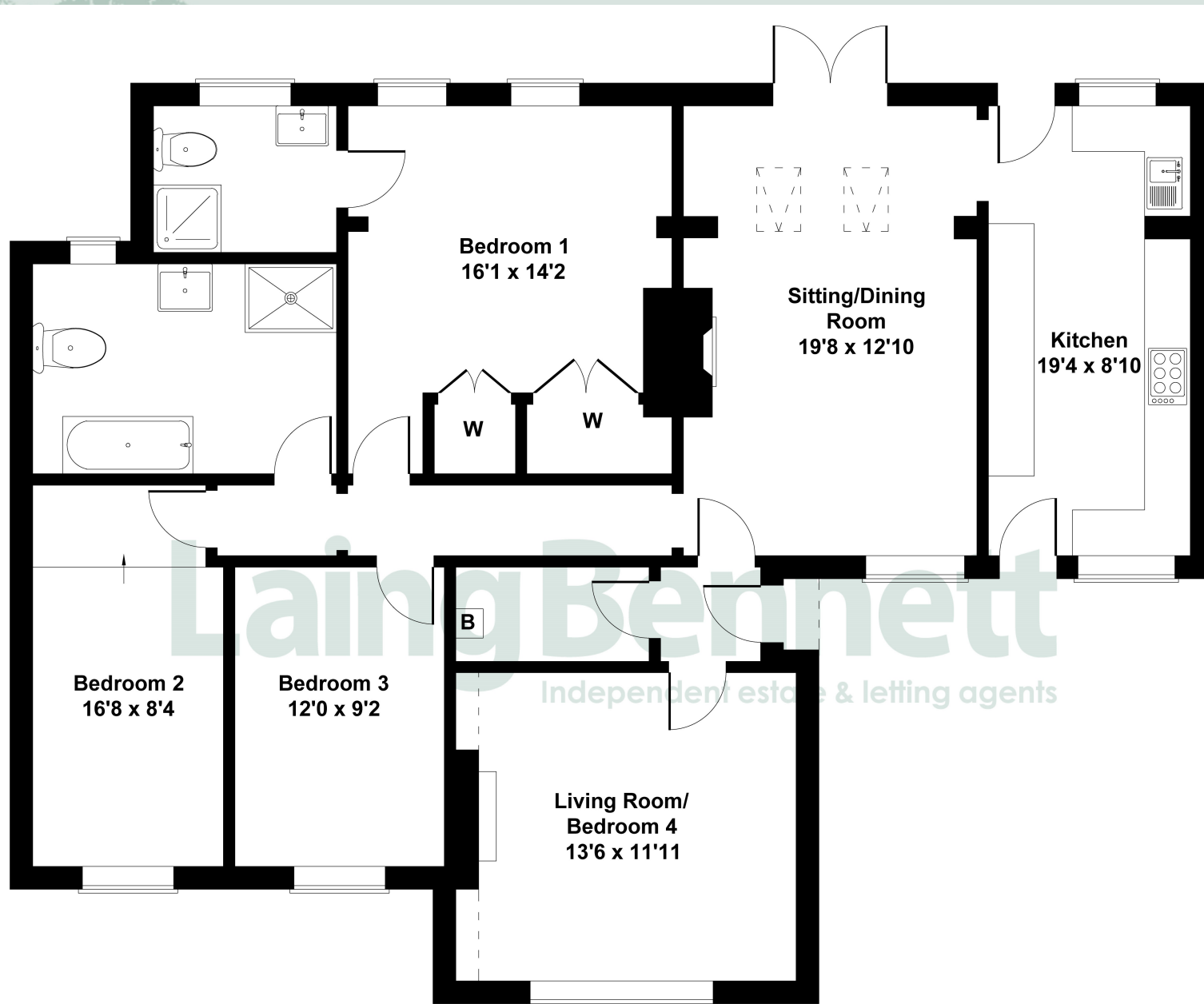
Offers in Excess of £500,000

EPC RATING: E

Charming  
Village  
Property

Occupying a wonderfully elevated position, taking full advantage of the countryside vista, this charming semi-detached residence boasts unique character and period features with spacious accommodation to suit modern family living. As you walk around this stunning property you catch views of the rolling countryside hills and the historic parish church. Boasting a most enviable living space; socialise whilst you cook in the modern and sleek kitchen, opening into the capacious dining/living room overlooking the enchanting garden or curl up and enjoy the views in the beautiful sitting room. 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 comprising: Entrance hall, large storage cupboard, kitchen, dining/living room, sitting room, three bedrooms, en suite and bathroom. Outside: driveway with parking for two vehicles, front courtyard boasting stunning views, enclosed rear garden with decking, lawn and studio. EPC RATING = E





### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

## **Situation**

This property is situated on 'Old Road' in the picturesque village of Elham. Elham offers amenities including a highly regarded primary school, doctor's surgery, 2 churches, village hall, small supermarket, two public houses (one with post office facilities) and a hotel/restaurant. 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 accomodation comprises**

### **Ground floor**

### **Storm porch**

### **Entrance hall**

### **Kitchen**

19' 4" x 8' 10" (5.89m x 2.69m)

### **Dining/living room**

19' 8" x 12' 10" (5.99m x 3.91m)

### **Sitting room**

13' 6" x 11' 11" (4.11m x 3.63m)

### **Inner hallway**

### **Bedroom one**

16' 1" x 14' 2" (4.90m x 4.32m)

### **En suite shower room**

### **Bedroom two**

16' 8" x 8' 4" (5.08m x 2.54m)

### **Bedroom three**

12' 0" x 9' 2" (3.66m x 2.79m)





## Bathroom

## Outside

### Frontage

An attractive elevated frontage overlooking the village green - Steps leading up from driveway with picket gate leading into a front courtyard - Gravel border to the front of the property with picket fence - Brick paved pathway and patio area

### Driveway

The property has a "pull in" tarmac driveway with parking for two vehicles - Timber shed housing LPG gas bottles

### Rear garden

Fence enclosed rear garden - Decked patio area with raised borders of flowers and shrubs - Outside water tap - Wooden steps leading up to a raised decked patio - Stepping stone path leading to studio - Lawn with borders of shrubs and flowers

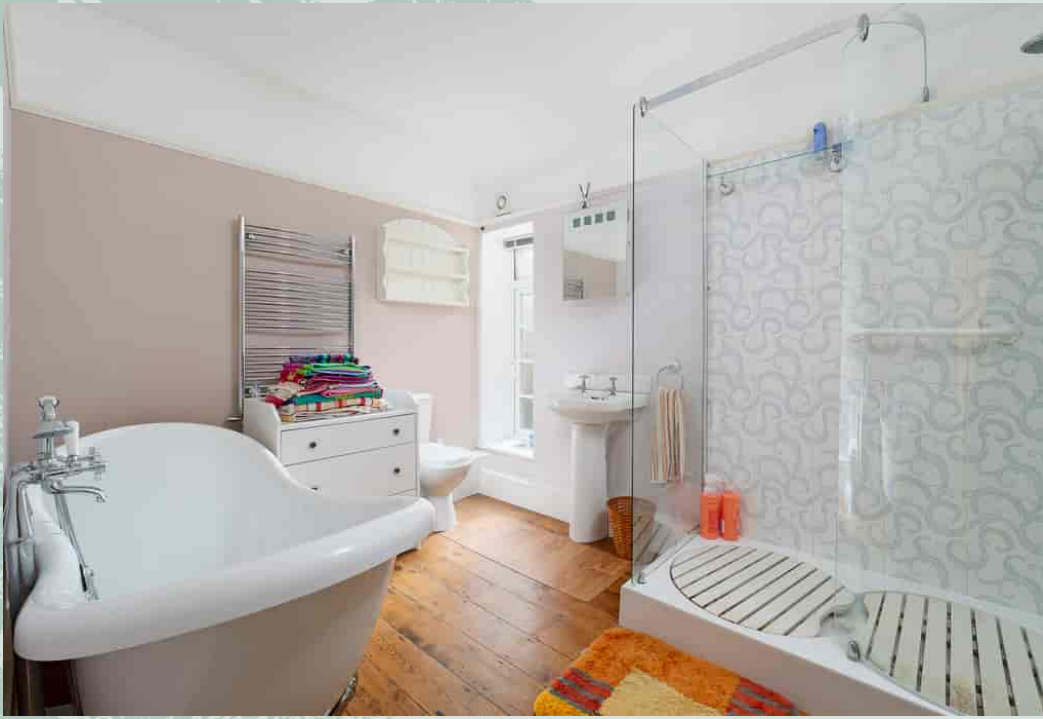
### Garden studio

Timber construction - UPVC door to the front and window - A useful hobby room, summer house or storage - Power and Light - To the side of the studio, garden shed with separate door

### Heating

LPG Gas









## 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	64
(39-54)	<b>E</b>	41
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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