



Usan, Canterbury Road, Elham, Canterbury, Kent, CT4 6UE

EPC Rating =

Guide Price £995,000





This stunning family home is situated on the edge of the picturesque village of Elham. The property exudes quality throughout and is set on approximately 1.2 Acres of land. The property boasts panoramic, lush views over the rolling hills of the Elham Valley, offering a serene and idyllic setting for a family residence.

**Guide Price £995,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 4

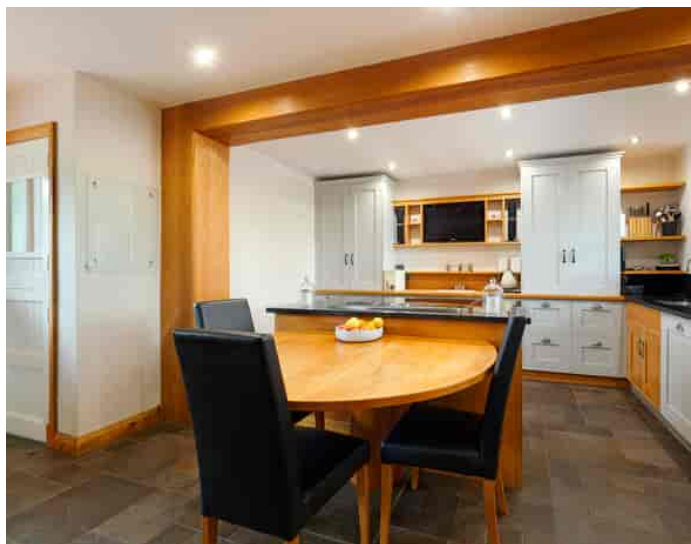
**Parking** Driveway & garage

**Heating** Oil

**EPC Rating** TBC

**Council Tax** Band F

Folkestone And Hythe District Council



## Situation

This property is situated ' on 'Canterbury Road' on the edge of the picturesque village of Elham, which 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.

## Welcome to this beautiful quality home....

The entrance hall has an impressive parquet floor, which continues through to the spacious, double-aspect dining room, featuring two sets of French doors leading to the garden. A few steps lead down to the light and bright, double-aspect living room, which also boasts French doors to the front garden raised terrace and fireplace with a wood-burning stove style gas fire. This makes the space ideal for entertaining, whether for a family supper or a larger formal celebration. The ground floor also benefits from a cloakroom/WC and an impressive bespoke "Thoroughly Wood" kitchen with a breakfast table. Adjacent to the kitchen, there is a practical 'bootfility' room, bridging the gap between indoors and outdoors and providing additional storage, with space for white goods and a sink.

## Raising to the first floor....

The first floor has a landing leads to the four bedrooms, family bathroom and separate WC. Double aspect bedroom one enjoys magnificent views to the front, extensive built in wardrobe range, well fitted walk in wardrobe and en suite shower room/WC. Bedroom two has a en suite shower room/WC. There are two further bedrooms which have built in wardrobes and eaves storage to bedroom three.

## Outside space....

Outside to the front there is a central lawn with a sweeping 'horse shoe' driveway which provides plenty of off road parking and leads to the side and through a five bar gate to a detached garage. The large rear gardens are a sheer delight, featuring a sun terrace, lawns and a raised terrace with balustrade, which is ideal for a barbecue area. The gardens are further enhanced by mature shrubs, hedging, and border beds. Take advantage of the glorious panoramic views and enjoy making special memories from the decked terrace, which features an inset spa hot tub (currently out of use) and a balustrade surround. The large cabin includes a sink with mixer tap, a worktop surface with storage underneath, a separate shower room/WC, and a storage area. As you walk further towards the end of the garden, you will find an enchanting woodland area where you can enjoy the peace and tranquility that nature offers. Greenhouse and shed to remain.

## Oak storm porch

## Entrance hall

## Dining room

22' 2" x 16' 3" (6.76m x 4.95m) Open plan to:





**Living room**  
17' 3" x 16' 3" (5.26m x 4.95m)

**Kitchen**  
13' 1" x 9' 5" (3.99m x 2.87m)

**Boofility room**  
13' 1" x 9' 5" (3.99m x 2.87m)

## First floor

Landing

**Bedroom one**  
17' 3" x 10' 3" (5.26m x 3.12m) with doors to:

Walk in wardrobe en suite shower room/WC

**Bedroom two**  
12' 3" x 12' 0" (3.73m x 3.66m) With door to:

En suite shower room/WC

**Bedroom three**  
12' 1" x 10' 06" (3.68m x 3.20m)

Eaves storage

**Bedroom four**  
10' 6" x 7' 7" (3.20m x 2.31m)

Family bathroom

WC

## Outside

**Garage and Driveway parking**  
18' 1" x 11' 2" (5.51m x 3.40m)

**Gardens**  
Front and rear garden approximately 1.2 Acres

**Cabin**  
16' 2" x 11' 2" (4.93m x 3.40m)

**Garden store**  
9' 7" x 6' 7" (2.92m x 2.01m)

Shower room/WC

**Solar panels**  
Solar Panels to the far end of the garden supplying electricity







Approximate Gross Internal Area (Excluding Eaves) = 186 sq m / 2030 sq ft  
Outbuildings / Garage = 45 sq m / 485 sq ft

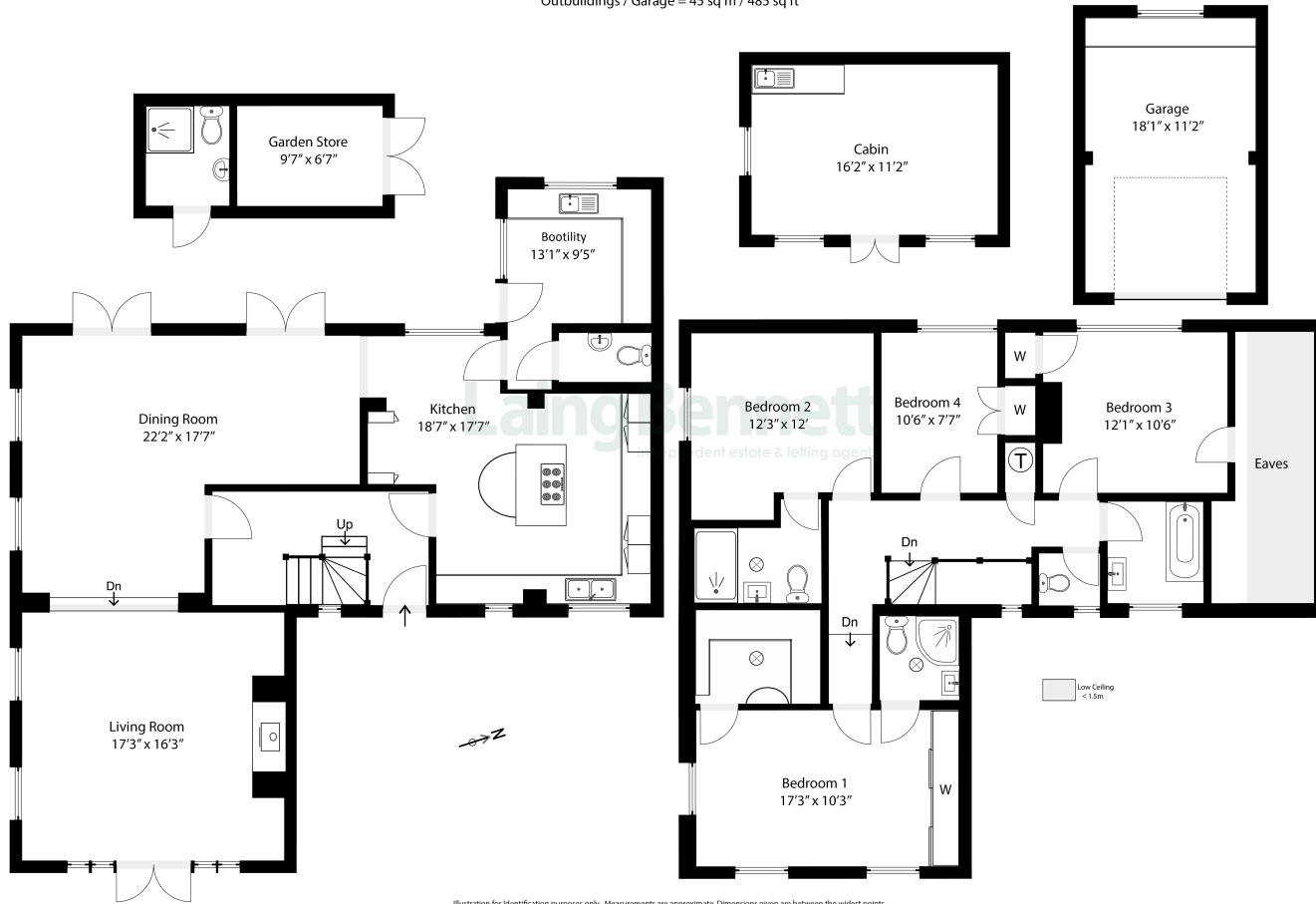
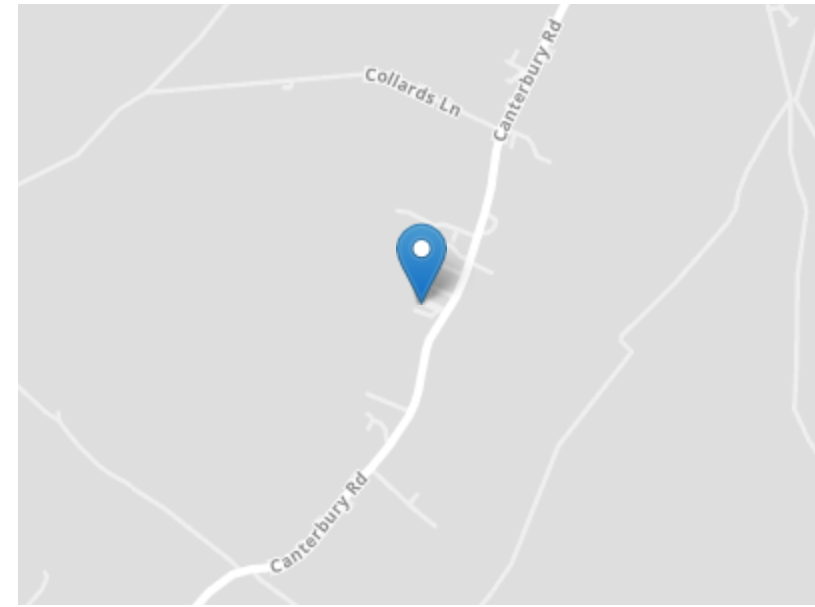


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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