



Beldene, Park Lane, Elham, Canterbury, Kent, CT4 6UU

Guide Price £379,995

EPC RATING:

Superb  
Countryside  
Views

A rare opportunity has arisen to purchase a spacious 1930's bungalow in a most sought after location on the edge of the picturesque village of Elham while enjoying far reaching views to the front over the rolling Elham valley countryside. This lovely home retains many original features and offers scope for extension or improvement subject to any necessary P.P. Accommodation comprises: Entrance porch leading to spacious welcoming entrance hall, double aspect living room being bathed in natural sunlight with sliding patio doors to the rear garden and featuring an attractive fireplace, two double bedrooms, shower room/WC, dining room with feature alcove and storage, kitchen with door to conservatory. Outside: The gardens are a particularly attractive feature to the property being laid to lawn to the front and set behind beech hedging. The rear garden offers privacy and seclusion and is well stocked with a wide variety of shrubs and plants. There is a sun terrace lawn and gate to rear access area. There is a useful detached store and large workshop with light and power. To the front there is a garage which is accessed over a long driveway providing off road parking. NO CHAIN.



### **Situation**

The property is situated in a most sought after location in the village of Elham. Elham is set deep in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty at the centre of the Elham Valley The property is ideally located for amenities and having nearby access for superb country walks. Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, village store, public house with accommodation and the exciting prospect of the public house in the ancient square being refurbished and reopened to the public. 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**

**Living room**

22' 1" x 10' 11" (6.73m x 3.33m)

**Dining room**

11' 11" x 9' 8" (3.63m x 2.95m)

**Kitchen**

9' 7" x 7' 5" (2.92m x 2.26m)



### Conservatory

11' 0" x 9' 11" (3.35m x 3.02m)

### Bedroom one

12' 8" x 11' 11" (3.86m x 3.63m)

### Bedroom two

12' 8" x 10' 11" (3.86m x 3.33m)

### Shower room/WC

### Outside

#### Garage and driveway

17' 8" x 10' 4" (5.38m x 3.15m) Garage which is accessed over a long driveway providing off road parking.

#### Workshop

19' 4" x 12' 0" (5.89m x 3.66m) with light and power

#### Gardens

The gardens are a particularly attractive feature to the property being laid to lawn to the front and set behind hedging. The rear garden offers privacy and seclusion and are well stocked with a wide variety of shrubs and plants. There is a sun terrace, covered seating area, lawn and gate to rear access area. Useful store, large greenhouse and access door to workshop

#### Council Tax Band

Folkestone And Hythe District Council (Band D)

#### Heating

Oil



Approximate Gross Internal Area (Including Low Ceiling) = 97 sq m / 1048 sq ft  
Outbuildings = 43 sq m / 465 sq ft

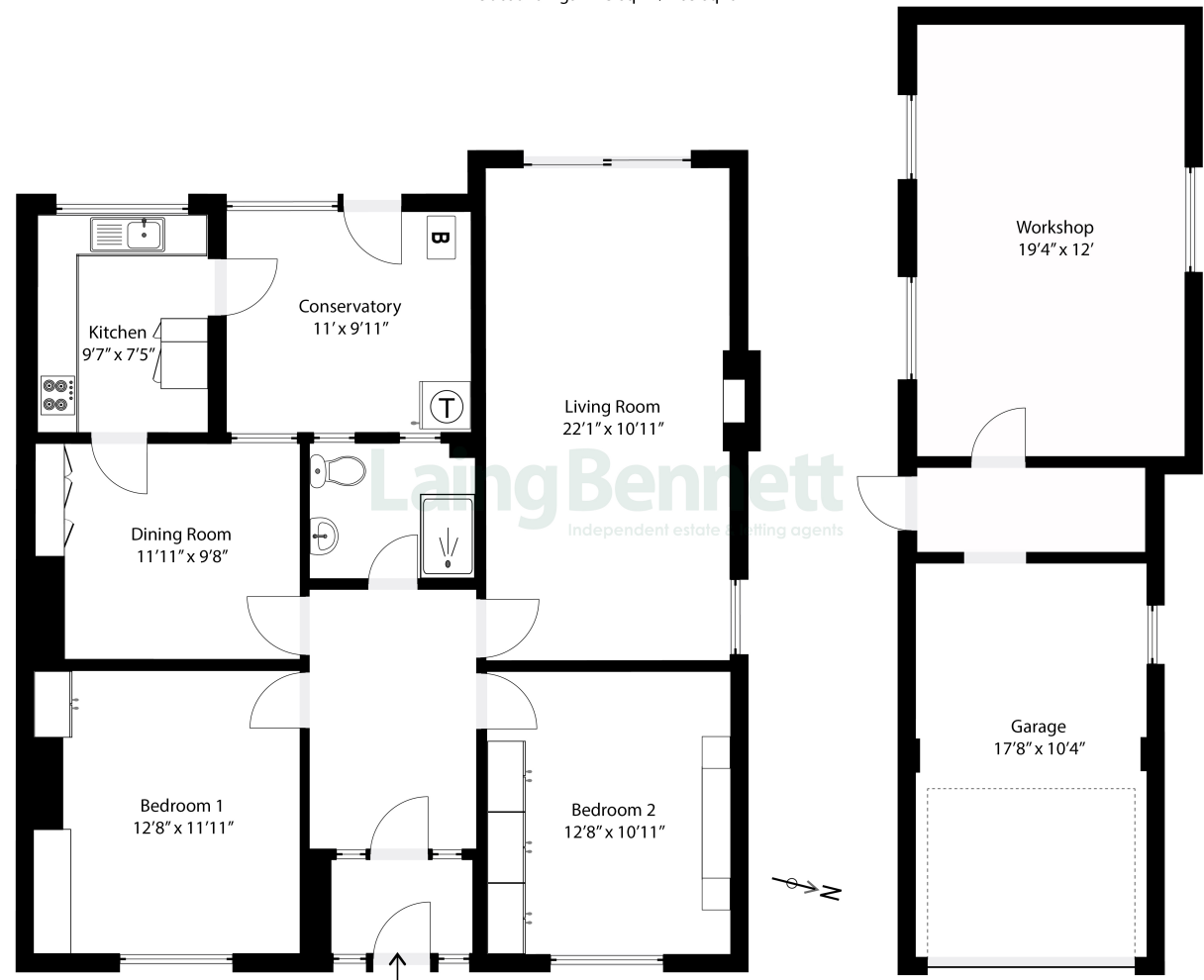


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## 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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