





A substantial four/five bedroom family home with land totalling approximately 6.36 Acres. If you are looking to immerse yourself in the natural beauty of the countryside then look no further. This peaceful and quiet location offers a welcome retreat from the hustle and bustle of city life, allowing you to unwind and enjoy a slower pace of living. EPC RATING = C

Guide Price £1,250,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 5

Bathrooms 4

Parking Driveway & double garage

Heating Oil

EPC Rating C

Council Tax Band E

Folkestone And Hythe District Council



Situation

This property is situated in a rural location in the hamlet of Exted on the hillside above the village of Elham. The Elham Valley is designated an Area of Outstanding Natural Beauty. The village of Elham offers amenities including a highly regarded primary school, doctor's surgery, two churches, village hall, small supermarket, 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.

The accommodation comprises

Ground floor

Dining room

23' 4" x 19' 0" (7.11m x 5.79m)

Living room

23' 0" x 15' 0" (7.01m x 4.57m)

Garden room

19' 6" x 15' 2" (5.94m x 4.62m)

Kitchen/breakfast room

18' 4" x 12' 7" (5.59m x 3.84m)

WC

Utility

9' 3" x 7' 0" (2.82m x 2.13m)

Bedroom one

12' 7" x 11' 0" (3.84m x 3.35m)

Dressing room

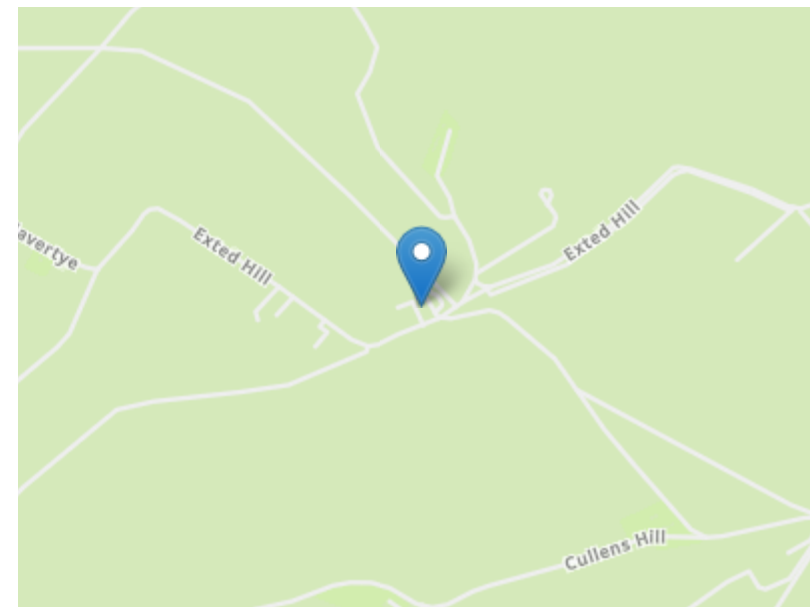
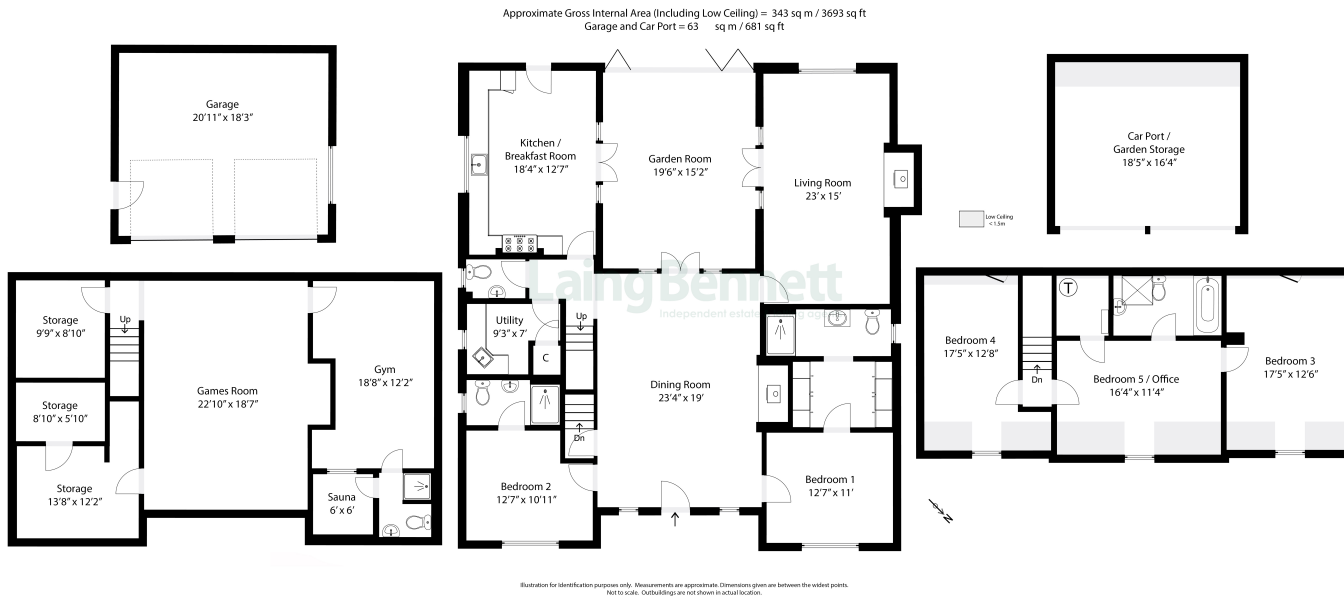
Ensuite shower room

Bedroom two

12' 7" x 10' 11" (3.84m x 3.33m)

Ensuite shower room

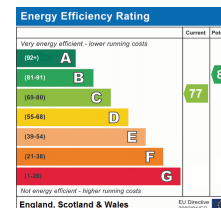




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