



3 Hog Green, Elham, Canterbury, Kent, CT4 6TU

EPC Rating =

Guide Price £550,000



Enjoy village living in this spacious and well-presented three-bedroom detached bungalow, located in a sought after cul-de-sac near the village centre. The property features a garage, driveway, and a beautifully landscaped rear garden offering privacy and seclusion. The accommodation includes an entrance hall, a bright living room, and an open-plan kitchen/dining room with a modern kitchen and French doors leading to a large rear patio. There are three double bedrooms, with the main bedroom offering a range of fitted wardrobes, and a stylish bathroom. The home also benefits from oil-fired central heating and solar panels for energy efficiency. EPC RATING = D

Guide Price £550,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway & garage

Heating Oil

EPC Rating TBC

Council Tax Band D

Folkestone & Hythe District Council



Situation

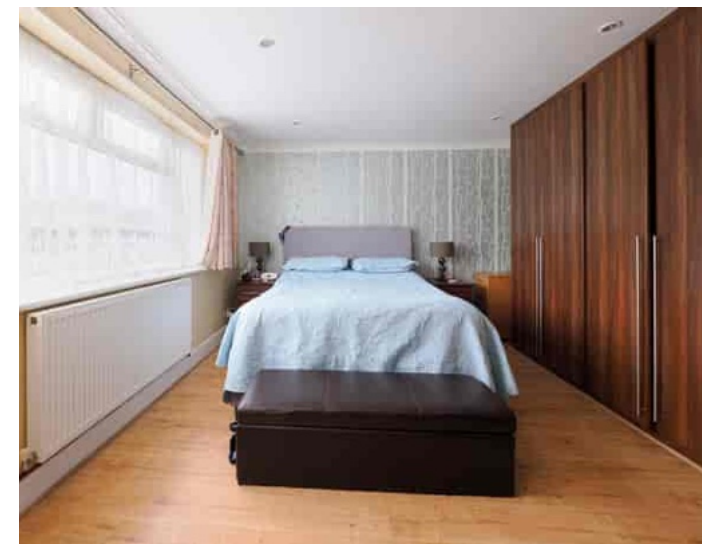
The property is situated towards the end of 'Hog Green' a quiet cul de sac in the village of Elham. Elham is set deep in the heart of the North Downs and within the Kent Downs Area of Outstanding Natural Beauty at the centre of the Elham Valley. The property is ideally located for amenities and having 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 accomodation comprises

Entrance hall

Living room

16' 3" x 12' 7" (4.95m x 3.84m)





Kitchen/dining room

Kitchen area

14' 11" x 9' 1" (4.55m x 2.77m)

Dining area

14' 7" x 8' 9" (4.45m x 2.67m)

Bedroom one with fitted wardrobe

14' 10" x 11' 11" (4.52m x 3.63m)

Bedroom two

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom three

11' 9" x 9' 2" (3.58m x 2.79m)

Bathroom

Outside

Front garden

Driveway

Garage

16' 4" x 8' 3" (4.98m x 2.51m)

Enclosed rear garden

Solar panels







Approximate Gross Internal Area (Including Low Ceiling) = 101 sq m / 1083 sq ft
Outbuildings / Garage = 13 sq m / 135 sq ft

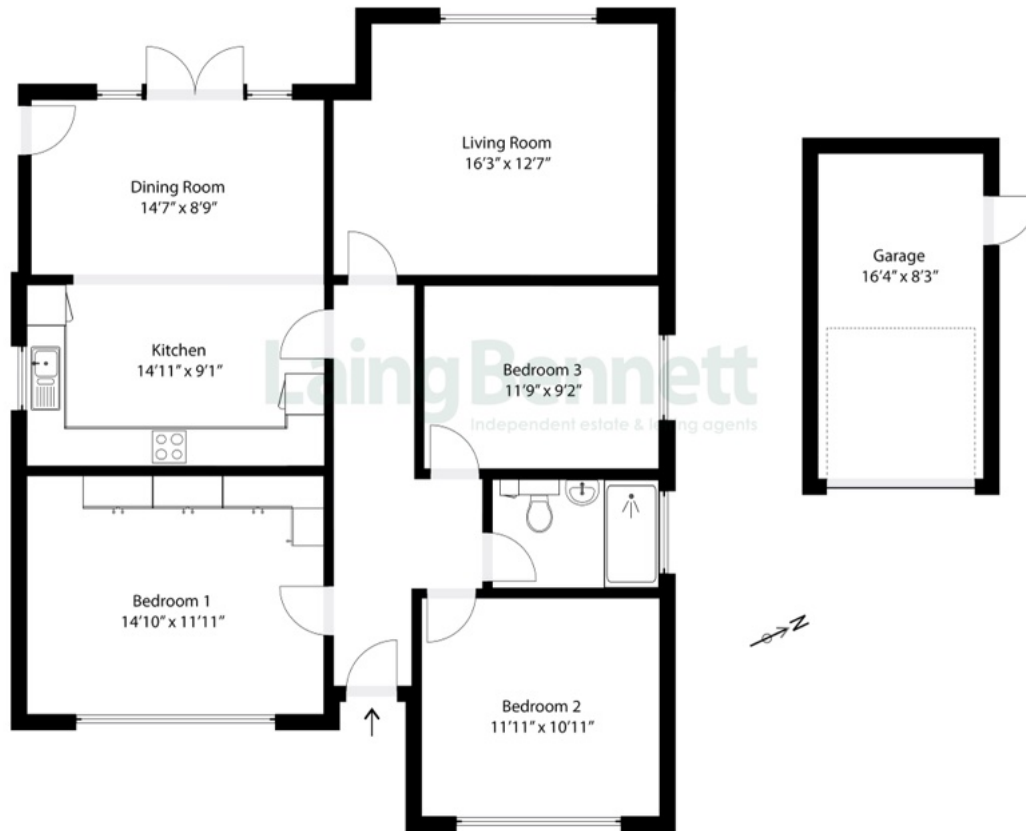
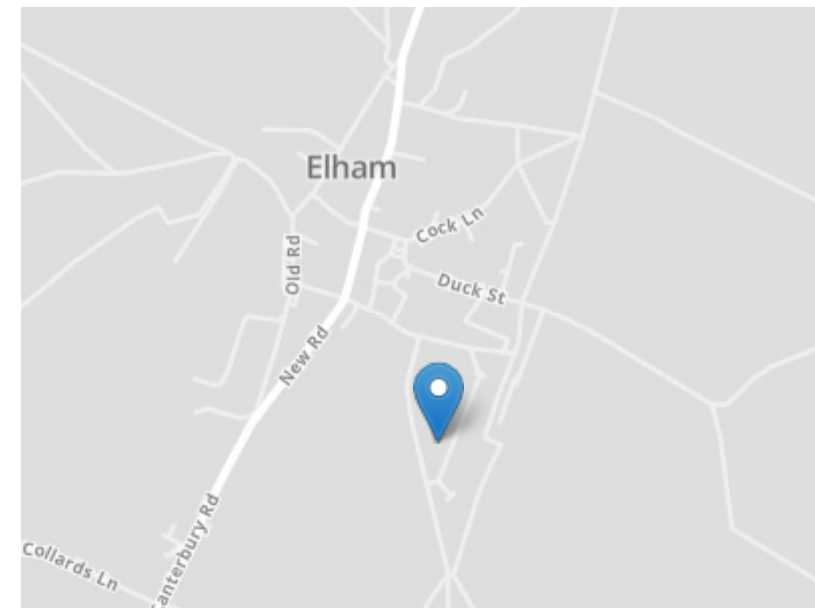


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



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