



Old Road Elham CT4 6UH

- Detached Period Family Home
 - Three Double Bedrooms
- Contemporary Kitchen/Diner With Underfloor Heating
 - Separate Utility Room
 - Garage & Off-Road Parking
- Dating Back To The 1920s
- Spacious Sitting Room With Open Fire
- Conservatory With Underfloor Heating
- Well-Tended Front & Rear Gardens
 - No Onward Chain

Asking Price £569,950 Freehold





Mapps Estates are delighted to bring to the market this beautifully presented three bedroom detached period home located in the charming rural village of Elham. Located on a generous plot boasting attractive front and rear gardens, a garage and ample off-road parking. The well-proportioned accommodation comprising a welcoming reception hall, a spacious living room with an open fire, a stunning contemporary open plan kitchen/diner opening to a rear conservatory and patio. A separate utility room to the ground floor, with three double bedrooms and a family bathroom to the first floor, the front bedroom enjoying a wonderful countryside view from the large bay window. Being sold with no onward chain, an early viewing of this stylish and desirable family home comes highly recommended.

Located in the picturesque rural village of Elham in the heart of the Kent Downs, approximately nine miles from the city of Canterbury and five miles from the coastal town of Folkestone. The village has a Church of England primary school with secondary schooling is available in Folkestone and Canterbury including both boys' and girls' grammar schools all easily accessible by bus. Folkestone's railway stations offer high speed access to London St Pancras taking just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also all easily accessed by car.

Ground Floor:

Front Entrance

Steps lead up from the garage and parking space, through the front garden with steps up to the front entrance, with a pitched roof canopy and light over, the composite front door with frosted double glazed upper panel opening to the reception hall.

Reception Hall 13'11 x 7'5

With herringbone style wood effect LVT flooring, stairs to first floor with understairs storage space, dado rail, coved ceiling, radiator, doors to sitting room and kitchen/diner.

Sitting Room 15'2 x 11'3

With front aspect bay with bespoke fitted shutters and UPVC double glazed sash windows looking onto garden and park, side aspect UPVC double glazed sash window, feature fireplace with decorative tiled slips, two wall light points, radiator.

Kitchen/Diner 19'1 x 15'8

A modern fitted kitchen with square edged marble effect worktops and matching upstands, inset one and a half bowl sink with mixer tap with boiling water option and UPVC double glazed tilt & turn window over, a range of dark blue and grey matt finish store cupboards and drawers, a matching island unit with additional storage, AEG four ring ceramic electric hob with integral extractor, and breakfast bar, a fitted high level Samsung electric oven, a pantry style store cupboard and pull-out shelved store cupboard, integrated AEG dishwasher and Samsung fridge/freezer, herringbone style LVT flooring with smart controlled electric underfloor heating, recessed downlighters, sliding door to utility room, aluminium framed double glazed door to conservatory, dining area with side aspect UPVC double glazed sash window, rear aspect aluminium framed double glazed window and sliding door to patio, chimney breast recess.

Utility Room 6'2 x 4'4

With side aspect sash window, solid wood worktop and shelving, space and plumbing for washing machine and tumble dryer, electric meter and consumer unit, herringbone style LVT flooring.

Conservatory 12' x 8'3

With UPVC double glazed windows and French doors opening to patio, pitched double glazed roof, herringbone style LVT flooring with smart controlled electric underfloor heating.

First Floor:

Landing

With two side aspect windows, built-in shelved linen cupboard, loft hatch with fitted loft ladder (the large loft space is fully boarded).



Bedroom 15'8 x 11'4

With large front aspect bay window with bespoke fitted shutters and UPVC double glazed sash windows looking onto garden and enjoying a countryside view, side aspect UPVC double glazed sash window, feature fireplace, fitted double wardrobe to chimney breast recess, picture rail, radiator.

Bedroom 15'8 x 11'3

With rear aspect UPVC double glazed sash window looking onto garden, side aspect UPVC double glazed sash window, feature fireplace, fitted double wardrobe to chimney breast recess, picture rail, radiator.

Bedroom 11'4 x 7'5

With rear aspect UPVC double glazed sash window looking onto garden, picture rail, radiator.

Family Bathroom 7'4 x 6'1

With front aspect UPVC double glazed sash

window looking onto garden and enjoying a countryside view, shower bath with central mixer tap, rainfall shower and shower screen over, wash hand basin with wall-mounted mixer tap over set onto shelf with drawer under, WC, shaver point, two extractor fans, part-tiled walls, chrome effect electric heated towel rail.

Outside:

To the front of the property is a garage and parking space; from here, steps lead up to the front garden which is laid mostly to lawn with mature shrub borders and trees. A paved pathway leads to the front entrance; there is a Worcester Bosch oil-fired boiler to one side of the property, and a pathway to the other laid to beach shingle with a side gate opening to the rear garden and patio. The patio is laid to brick block paving with raised shrub borders, garden stores and outside power points. Steps lead up to the rear garden which is laid to lawn with mature shrub borders to both sides and a small



garden pond. Steps access an upper paved sun terrace and a garden shed, with further steps leading to a gate opening to a rear access lane and a parking area laid to gravel with space for two cars.

Garage 18'4 x 9'1

With up and over door, light and tap.

Agents note:

We have been advised by our vendor that there is the option of super fast satellite internet via 'Starlink' which is ideal for the rural location.





Local Authority Folkestone & Hythe District Council
Council Tax Band F
EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.