



4 Henbury Manor, Elham,  
Canterbury, CT4 6NL  
£749,995

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# 4 Henbury Manor

Elham, Canterbury

A superior executive property idyllically positioned within an exclusive courtyard development, approached from a long private gravel driveway set in a unique rural location.

## Situation

The property is situated on the Henbury Manor courtyard development in a unique rural location, surrounded by the Kent countryside in an area designated an Area of Outstanding Natural Beauty. For every day needs the property is served by a number of villages in the vicinity, including Swingfield, Elham and Hawkinge. There is a wealth of walks, rides and cycle routes in the immediate area and the Cathedral City of Canterbury is within easy driving distance to the north providing a wide range of shopping, recreational and educational facilities. The port of Dover and Channel Tunnel at Folkestone are both within easy driving distance with the High Speed Rail Link reducing travel time from Folkestone to London St Pancras via Ashford to some 53 minutes!

## The Property

This is an attractive, modern, executive house built around eleven years ago of traditional brick construction in a courtyard development of only six properties. It has a contemporary feel throughout, allowing natural light into all the rooms while the exterior is in keeping with its rural surroundings. The ground floor has a charming sitting room with a feature fireplace and French doors, a family room, cloakroom/wc and a superb kitchen/dining room beautifully fitted with cream and walnut units incorporating granite worktops, Siemens fridge/freezer, microwave, full size wine fridge, dishwasher, double oven and Induction hob, off here is a useful utility room, door to the outside and a deep walk-in store cupboard. Upstairs are four generous bedrooms two with en-suite facilities plus a family bathroom, all excellently fitted with white contemporary sanitary ware including double ended baths, showers, concealed cistern wc, wall mirrors, wall mounted wash hand basin, shaver points and electric towel rails.

## Outside

A neat lawn borders a generous sun terrace with established plants and trees offering some much-needed shade, as the orientation of this garden allows

full sun most of the day and early evening. A further area of garden and woodland can be found through a picket gate where you will also find a shed and wood store. This additional garden space is for the sole use of the property, however, it is owned by The Henbury Manor Estate. The double garage is attached to the property and has one remote opening door and a further up and over door to the front, while double doors plus a single door give access to the rear garden. Power and light connected as well as an external tap.

## Services

Mains water and electricity connected. Private drainage. Air source heat pump central heating and hot water system. Under floor heating. PIR lighting to the front of the property and switched lighting to the rear of the property. Full SSAIB alarm system. Mains wired smoke detectors. TV and satellite points to all main rooms.

There is a maintenance charge to Henbury Manor Estate and for the period June 2024 - 2025 this is expected to be approximately £750 for the year. For further information contact the Agents.

## Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

**Tenure** Freehold

**Current Council Tax Band:** G

**EPC Rating:** C

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 2349 sq ft / 218.2 sq m (includes garage)  
 Limited Use Area(s) = 175 sq ft / 16.26 sq m

For identification only - Not to scale



Denotes restricted head height



First Floor



Ground Floor



**Covered Entrance**  
**Entrance Hall**  
 13' 10" x 6' 10" (4.21m x 2.08m)

**Sitting Room**  
 18' 4" x 12' 11" (5.58m x 3.93m)

**Family Room**  
 12' 2" x 11' 11" (3.71m x 3.63m)

**Kitchen/Dining Room**  
 23' 5" x 12' 5" (7.13m x 3.78m)

**Cloakroom/WC**

**Utility Room**  
 10' 7" x 5' 2" (3.22m x 1.57m)

**First Floor Landing**  
**Master Bedroom**  
 18' 11" x 16' 4" (5.76m x 4.97m)

**En Suite Bath & Shower Room**  
 12' 2" x 5' 4" (3.71m x 1.62m)

**Bedroom 2**  
 11' 5" x 10' 11" (3.48m x 3.32m)

**En Suite Shower Room**  
 7' 5" x 4' 8" (2.26m x 1.42m)

**Bedroom 3**  
 11' 1" x 11' 0" (3.38m x 3.35m)

**Bedroom 4**  
 9' 9" x 6' 0" (2.97m x 1.83m)

**Family Bathroom**  
 9' 3" x 7' 5" (2.82m x 2.326m)

**Double Garage**  
 18' 2" x 16' 0" (5.53m x 4.87m)

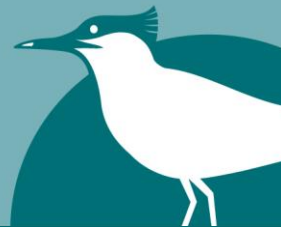


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Colebrook Sturrock 2014 Limited. REF: 880097

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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