



Martoni, Padbrook Lane
Elmstone, Canterbury, CT3 1HE
Offers in Excess of £325,000

colebrooksturrock.com





Martoni

Padbrook Lane, Elmstone, Canterbury

A detached bungalow in a peaceful rural location & conservation area, set within 0.89 acres with scope for redevelopment, subject to necessary consents.

Situation

'Martoni' is situated in a wonderfully rural setting in the quaint village of Elmstone, situated on a quiet country lane and surrounded by beautiful farmland within a conservation area. The nearby village of Preston offers a traditional village atmosphere with amenities including The Church of St. Mildred, a welcoming local pub, a village shop, a butcher, and a well-regarded primary school. The area is surrounded by scenic countryside, perfect for walking, cycling, and horse riding. The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

Enjoying an idyllic rural setting and nestled within a substantial plot of 0.89 of an acre lies Martoni, a brick built detached bungalow in need of full refurbishment with internal accommodation comprising; a dual aspect sitting room with fireplace, dual aspect kitchen with built in storage and solid fuel Aga whilst three bedrooms and a bathroom are arranged around a central hallway.

There are two exterior entrances and a pathway encompassing the property.

Outside

Martoni is positioned centrally within its private and secluded 0.89 acre plot. There is pedestrian access from both sides and vehicular access from the south corner.

Services

Mains electric, water and drainage are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: F

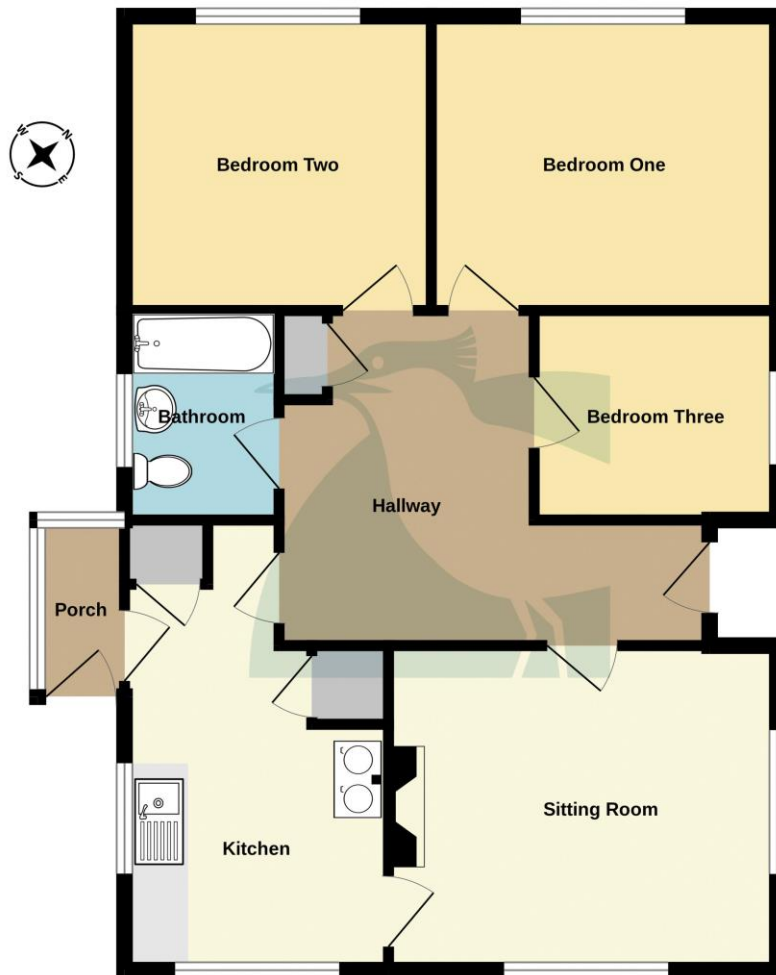
Agents Note

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 **01304 612197**

Ground floor
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Entrance Hall

11' 10" x 8' 8" (3.60m x 2.64m)

Sitting Room

13' 9" x 11' 6" (4.19m x 3.50m)

Kitchen

15' 11" x 9' 5" max (4.85m x 2.87m)

Bedroom One

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

Bathroom

7' 6" x 5' 6" (2.28m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	36 F	
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Hawkinge • Saltwood • Walmer