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Denmark House, High Street, Elham, Canterbury, Kent, CT4 6SX

www.finns.co.uk

**Denmark House, High Street, Elham,
Canterbury, Kent, CT4 6SX**

Offers in Excess of £560,000 Freehold

A beautifully presented detached period house situated in the village of Elham in the heart of the Kent Downs Area Of Outstanding Natural Beauty.

- A Characterful Detached Village House
- Set Over Four Floors
- Three Bedrooms
- Two Reception Rooms
- Superb Kitchen/Sitting Room With Vaulted Ceiling
- Off Road Parking & EV Charging Point
- Secluded Rear Garden
- Hot Springs Freshwater Spa
- Home-working garden office
- Wonderful Views To The Front
- Situated In The Sought After Village Of Elham

The front door opens to the entrance hall with a door leading to the useful utility room with additional w.c. The sitting room has high ceilings giving a wonderful sense of space and a large window looks out to the front.

The first floor comprises the comprehensively equipped open plan kitchen/dining & sitting room, a superb and well thought out



space which is ideal for entertaining. The hand painted kitchen is fitted with a good range of bespoke units, stoves range and a central island with butler sink and a breakfast bar. The sitting/dining area to the rear has a vaulted ceiling, Velux windows and bi-fold doors flooding the space with natural light and a central chimney with a contemporary wood burning stove. The bi-fold doors open onto a heated veranda (by Eden).

The second floor comprises bedroom two to the front with wonderful views over the Elham Valley, bedroom three to the rear and a family bathroom which is beautifully fitted with a double walk in shower, 'his and hers' wash hand basins and w.c. The third floor comprises the master bedroom suite with views to the front and a superb bathroom with free standing bath.

Outside, there is off road parking to the side of the property with the added benefit of an EV car charging point. Most of the garden lies to the rear and has several different seating areas one being the veranda immediately outside the kitchen/sitting room – further extending the space for entertaining. There is a raised decked seating area and a freshwater spa which is included in the sale. There is a home office to the rear.

Denmark House is located in the village of Elham which lies in the heart of the Kent Downs Area Of Outstanding Natural Beauty with miles of walks, cycle routes and rides on the doorstep. Elham benefits from a general store, three pubs, three restaurants, tea-room and a thriving village hall. There is a regular bus service connecting Canterbury and Folkestone running through the village. The Cathedral City of Canterbury lies 10 miles away and offers an excellent range of shopping, educational and leisure facilities. Educationally, the area is very well provided for with a wide choice of schools for all ages and abilities in both the state and private sectors. The HS1 fast service runs from Ashford & Canterbury West Station to London St Pancras taking just 36 minutes from Ashford and 47 minutes from Canterbury.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.vo.gov.uk).

Date: These particulars were prepared on 25.03.2024 and amended on 08.10.2024.





Approximate Area = 1268 sq ft / 117.8 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 85 sq ft / 7.8 sq m
 Total = 1384 sq ft / 128.4 sq m
 For identification only - Not to scale

Denotes restricted head height

Garden
 Approximate
 50' (15.24)
 x 25' (7.62)

Kitchen /
 Dining Room
 26' (7.92)
 x 13'5" (4.09) max

Cabin / Office
 11'5" (3.48)
 x 7'5" (2.26)

OUTBUILDING

Bedroom 3
 9'1" (2.77)
 x 7'5" (1.26)

SECOND FLOOR

Bedroom 1
 16' (4.88)
 x 8'1" (2.46)

THIRD FLOOR

FIRST FLOOR

Reception Room
 16'2" (4.93)
 x 13'5" (4.09)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1002521

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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FINN'S ST NICHOLAS AT WADE
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 St Nicholas at Wade
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