



Freehold



The Old Chapel, The Row, Elham CT4 6UN

- Delightful Detached Period Style Residence
- Two Elegant Double Bedrooms & Loft Room
- Large Characterful Sitting Room
- Open Plan Kitchen Breakfast Room
- Built To An Exceptionally High Standard
- Exceptionally Energy Efficient With Ground Source Heat Pump
- Sash Windows & Attractive Brick & Flint Exterior
- Beautiful Tiered Garden With Large Lawn Area

SITUATION:

The Old Chapel enjoys a wonderful position, just off the main high street and moments from the village square in the picturesque village of Elham, which can be found deep in the heart of the North Downs and within the Kent Downs area of Outstanding Natural Beauty.

Whilst much of the countryside surrounding the village is arable farmland there are still patches of grassland where wildlife is allowed to flourish such as Baldock Downs and Hall Downs. For much of its history, Elham was a small market town, and it retains many of the fine buildings of its late medieval and Tudor heyday. The Square or old marketplace of Elham adjoins the churchyard of the Grade I listed church of St. Mary, on the north side and dates from 1251. The village is served by several fine pubs, a tearoom, a village store and a village hall which hosts numerous clubs and societies. The village also benefits from a doctor's surgery and a Church of England primary school.

The bustling cathedral city of Canterbury is just nine miles away, whilst the coastal town of Folkestone is approximately five miles away and offers a good selection of amenities.

Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

The city has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.



DESCRIPTION:

A delightful detached property, built in 2012 to an exceptionally high standard with fine craftsmanship and bespoke joinery. Every effort has been made to ensure the exterior blends with the neighbouring properties of Elham village, exposed brick and wooden sash windows complements the flint work found from the original chapel walls.

A characterful interior match that to the façade, and the current owners have creatively presented a modern property with elegant décor.

The Old Chapel displays excellent energy efficiency throughout, with double glazed window, ground source heat pump, excellent insulation and solar panels, dramatically reducing energy bills.

There is also the added potential to complete a third bedroom with the loft room that has been partially converted.



The handsome solid wood front door opens into a lobby area which in turn opens into a striking sitting room, with exposed brick fireplace and oak bressummer. The wood effect flooring is laid throughout and leads one to the open plan kitchen breakfast room which is illuminated in light from the vast glazing.

The kitchen has an array of pale coloured wall and floor units that integrate all main appliances, the units have been finished with oak work tops, stylish metro tiles and slim line dark handles.

The space is wonderfully light and airy, perfect for entertaining with ample open plan space that leads out onto the garden through the double-glazed French doors.

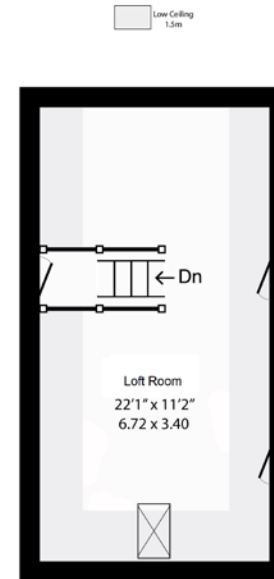
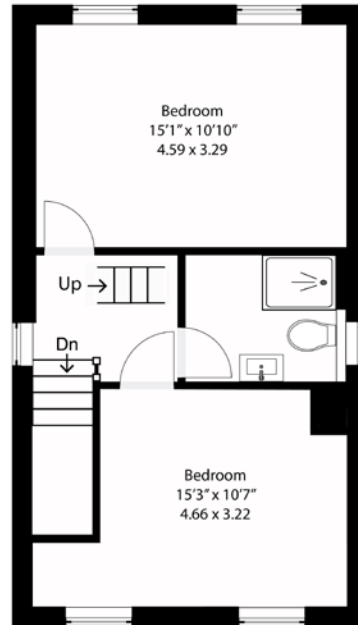
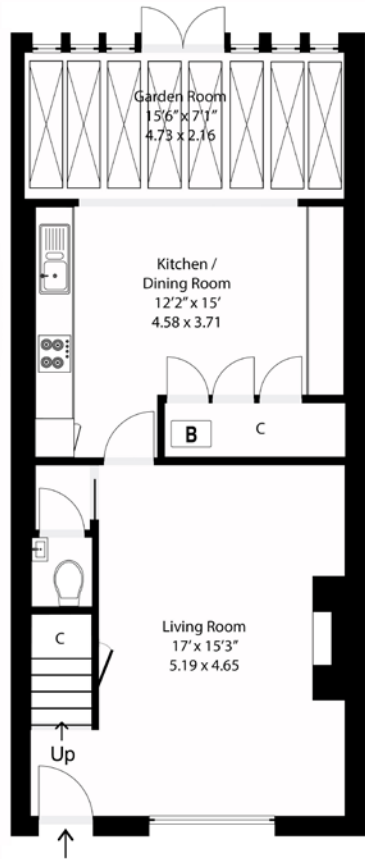
The ground floor is further enhanced by a cloak room discreetly built in under the stair's and closed off with a pocket door.

To the first floor there is a landing that leads one to a well-appointed shower room finished with stone mosaic tiles and two double bedrooms.

From the landing there is access to the loft room which has been partially converted with a Velux window, full boarding and flooring, there is also potential to create an ensuite within this expanse of space. We understand from the vendor that conditional planning has been granted to add stairs and complete the work.

OUTSIDE:

French doors open onto a tiered garden, which has been arranged with decking creating several areas, for alfresco dining. To the top of the garden there is a lovely area of lawn enclosed by fencing and backs onto the village allotment plots. The property has an allocated parking space at the front of the property.



TOTAL FLOOR AREA: 1237 sq. ft (115 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
Air Source Heat Pump & Solar Panels
Mains Drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | gatehouse@foundationproperty.co.uk | foundationproperty.co.uk

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