



Puddle Ducks, 2 Water Farm, Elham - CT4 6TZ

In Excess of **£575,000**



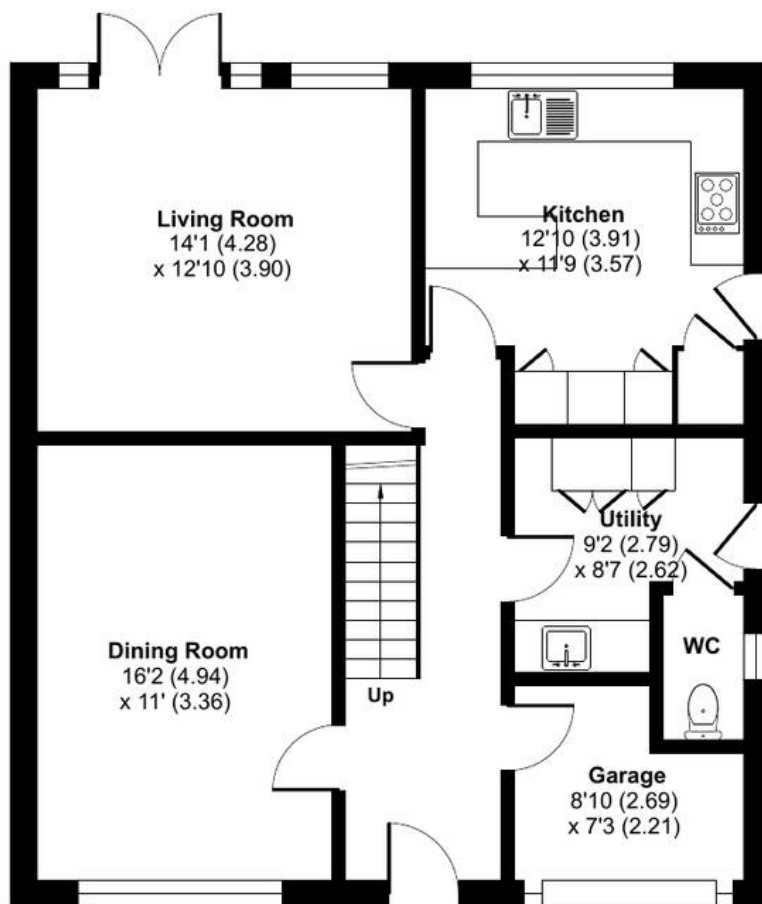
Water Farm, Elham, Canterbury, CT4

Approximate Area = 1492 sq ft / 138.6 sq m

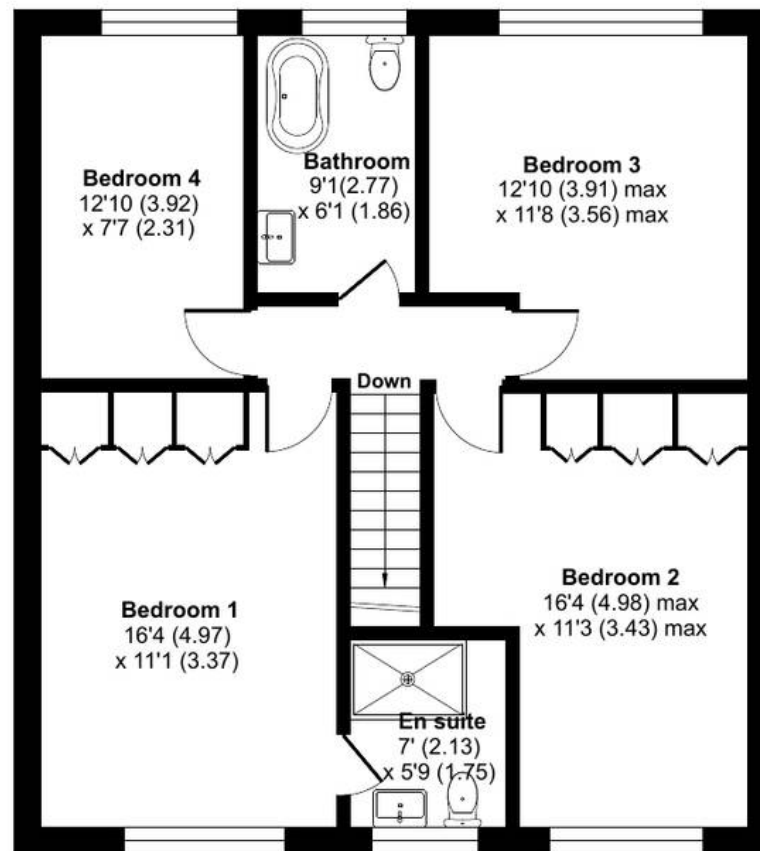
Garage = 53 sq ft / 4.9 sq m

Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Puddle Ducks, 2 Water Farm

Elham, Canterbury

Nestled within a peaceful cul-de-sac in the heart of the highly desirable village of Elham, this beautifully presented four-bedroom family home offers the perfect blend of modern comfort and idyllic village living. Renowned for its welcoming community, excellent primary school, convenience store, popular award-winning pub and year-round village events, Elham provides a wonderful lifestyle surrounded by the stunning Kent Downs. Inside, a welcoming entrance hall leads to a spacious dining room, a light-filled living room with French doors opening onto the garden, and a stylish modern kitchen complete with a breakfast bar and excellent storage. A recently installed utility room and cloakroom add further practicality. Upstairs, the main bedroom has an en suite shower room and fitted wardrobes and bedroom the two also benefits from fitted wardrobes, there are two further bedrooms and a family bathroom featuring a freestanding bath. Outside, the front garden is laid to lawn with a driveway providing off-road parking and access to a useful half garage for storage. The delightful rear garden is a true highlight, thoughtfully landscaped with an abundance of mature plants and shrubs, a sunny terrace for outdoor dining and a charming wisteria-covered pergola, creating a wonderfully private setting for relaxing and entertaining. Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: D





Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

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