



24 Hog Green, Elham - CT4 6TU

In Excess of **£525,000**

Ground Floor

Approx. 183.0 sq. metres (1969.7 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.1 sq. feet)



Total area: approx. 205.8 sq. metres (2214.8 sq. feet)

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.
Plan produced using PlanUp.



24 Hog Green

Elham, Canterbury

A delightful and generously proportioned four/five-bedroom family home, tucked away in a quiet cul de sac and enjoying an enviable setting with an attractive rear garden bordered by the picturesque 'River Nailbourne' and open countryside beyond, offering beautiful, lush views. The property also benefits from a self contained one bedroom annexe with its own private entrance which could be incorporated into the main residence if desired or utilised for multi-generational living, visiting guests, or as a potential income opportunity. The property is ideal for modern family life and the home provides ample and versatile living space throughout. Outside to the front there is a good sized driveway with carport and garage off-road parking, while the rear garden enjoys a tranquil countryside backdrop, creating a truly special outdoor setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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Bennett**
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