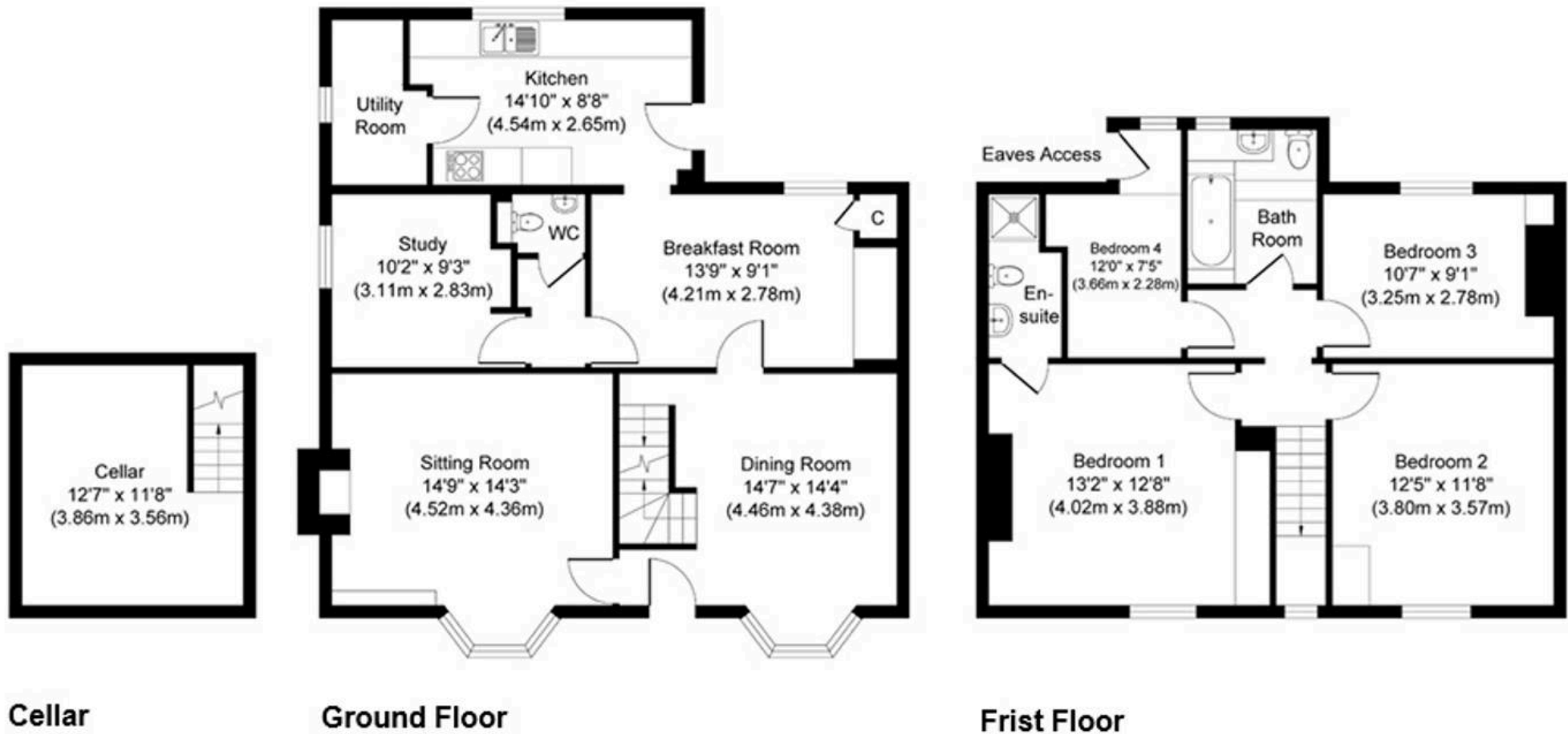


## Coleman House Cullings Hill, Elham - CT4 6TE

Guide Price £700,000

Approximate Gross Internal Area = 157 sq m / 1696 sq ft





## Coleman House Cullings Hill

Elham, Canterbury

Step through the original wooden door into this enchanting four-bedroom, Grade II listed detached house, where classic charm meets modern comfort. A wealth of period features, including fireplaces and exposed wall and ceiling beams. Four unique reception rooms. Kitchen to the rear with utility room and WC. Upstairs, four bedrooms, a bathroom and en suite shower room. Outside, discover an expansive rear garden - perfect for play, gardening, or simply unwinding. Enjoy summer evenings on the patio beneath a charming pergola, or host gatherings in the outdoor seating areas surrounded by mature trees. Two parking spaces in the parking area to the rear of the garden off a private lane. Situated in a picturesque village setting, offering a true sense of community and tranquillity. This home is brimming with character, warmth, and versatile spaces.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F











**Laing  
Bennett**  
Independent estate & letting agents

**Laing Bennett**

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

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DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.



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