



**Hillview Park Lane, Elham - CT4 6UU**

Guide Price **£399,950**

Approximate Gross Internal Area (Excluding Outbuilding) = 103 sq m / 1109 sq ft  
Outbuilding = 39 sq m / 415 sq ft

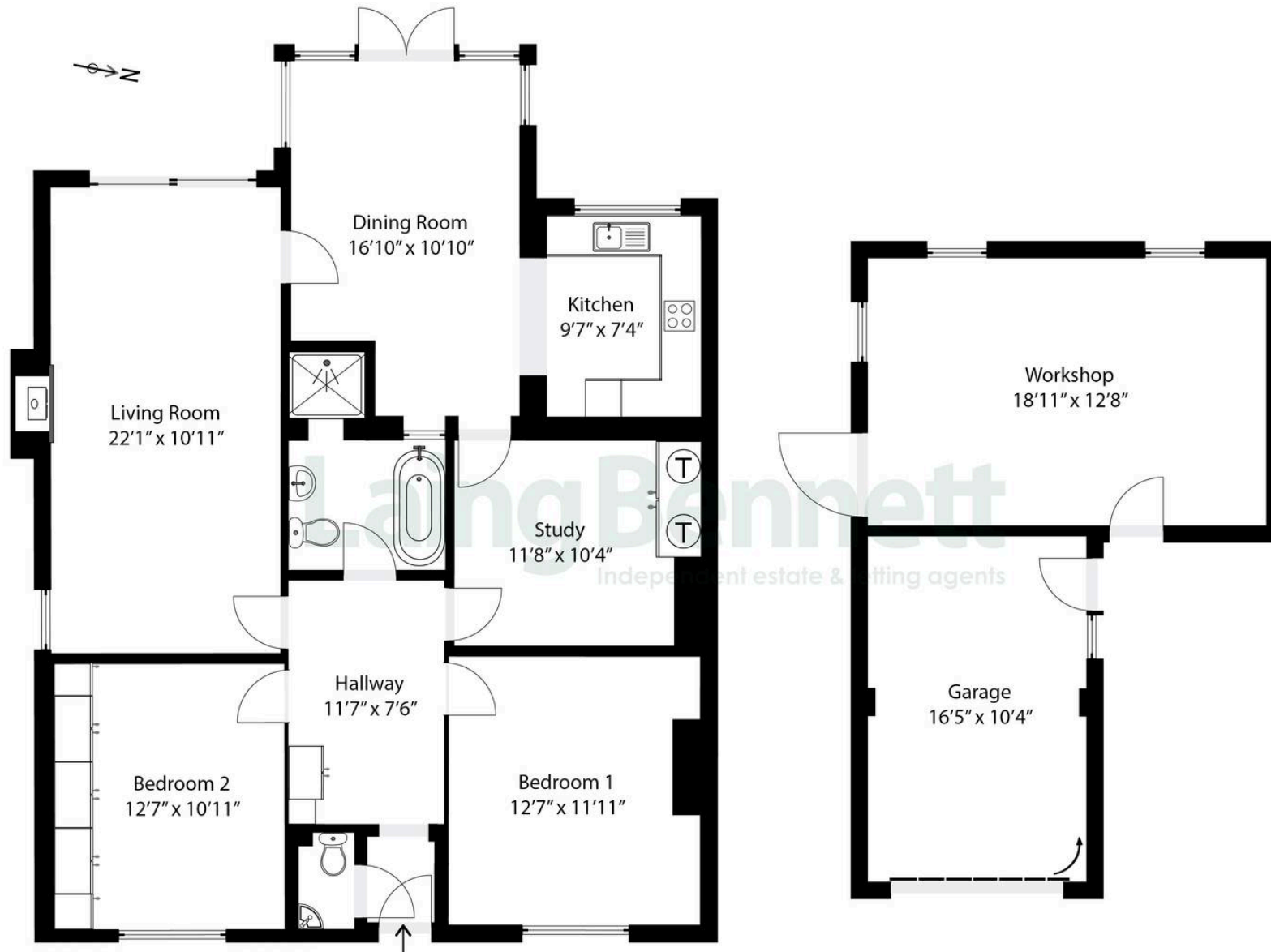


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

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## Hillview Park Lane

Elham, Canterbury

A rare opportunity has arisen to purchase a spacious 1930's bungalow in a most sought after location on the edge of the picturesque village of Elham while enjoying far reaching views to the front over the rolling Elham valley countryside. On entering the property you will be greeted by a spacious welcoming hallway. The living room is bright and inviting, with generous proportions that make it perfect for entertaining or just curling up in front of the impressive wood burning stove. The dining room provides an excellent space for family meals, with doors opening to the garden to create a lovely flow to the garden. A wide walk through opening leads to the conveniently placed kitchen making this the perfect home ideal for any family or friend gathering. There are two spacious bedrooms, each offering delightful far reaching countryside views and a separate study adds flexibility to the home, ideal for home working, hobbies or occasional guest use. There is shower/bathroom/WC and a separate WC for guests. Beyond the main accommodation, the property includes a generous workshop, perfect for creative projects or storage and a garage providing secure parking and additional utility space. The property further benefits from driveway parking and pretty well stocked mature front and rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





## Laing Bennett

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