



**Tall Trees Canterbury Road, Elham - CT4 6UG**

Prices From **£925,000**

Approximate Gross Internal Area (Excluding Balcony, Including Low Ceiling) = 207 sq m / 2226 sq ft  
Outbuildings / Garage = 21 sq m / 230 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.



## Tall Trees Canterbury Road

Elham, Canterbury

Price Range £925,000 – £950,000 – Introducing a most charming detached village home, with SPECTACULAR FAR REACHING VIEWS over the lush rolling hills of the Elham valley countryside nestled on approximately 2.5 ACRES on the edge of the sought-after and quintessential English village of Elham. This delightful property is approached via a driveway that sweeps up to the rear, leading to a detached garage with store to rear. The property benefits from some ELEGANT CHARACTERFUL FEATURES such as the impressive parquet flooring and attractive original fireplaces. The ground floor accommodation includes a welcoming reception hall, a living room with double doors opening into a stunning garden room featuring a vaulted glazed roof and windows on three sides, flooding the space with natural light. The kitchen opens into a large dining room, perfect for family gatherings and entertaining. Additional ground floor spaces include a utility room, a family room that can also serve as a fourth bedroom, and a convenient shower room. On the first floor, you will find a spacious landing leading to three double bedrooms, main bathroom and a BALCONY providing a lovely outdoor space to enjoy the surrounding views. The outdoor space is truly exceptional, with outbuilding/former stable and a beautifully maintained kitchen garden enclosed by hedges, featuring a vegetable growing area and two large greenhouses. The garden further opens up to a vast lawn adorned with established trees, creating a serene and picturesque setting where you can enjoy the sights and sounds of nature. This property is offered with NO CHAIN. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











**Laing  
Bennett**  
Independent estate & letting agents

# Laing Bennett

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

01303 863393 • [info@laingbennett.co.uk](mailto:info@laingbennett.co.uk) • [www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

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