



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

Guide Price **£375,000**



# Park Lane, Elham, Canterbury, CT4

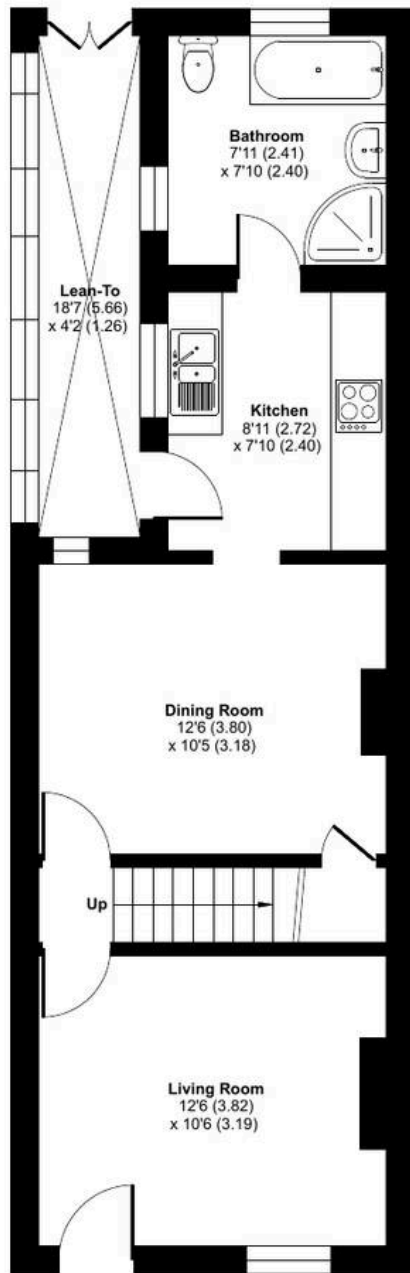
Approximate Area = 1000 sq ft / 92.9 sq m (excludes lean-to)

Limited Use Area(s) = 45 sq ft / 4.1 sq m

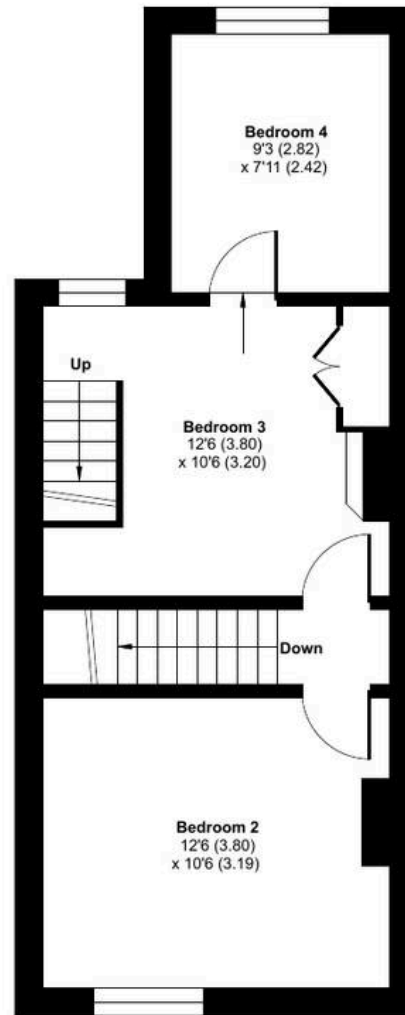
Total = 1045 sq ft / 97 sq m

For identification only - Not to scale

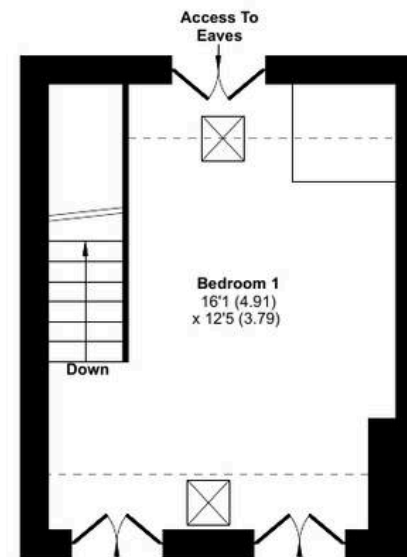
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## 3 Park Lane

Elham, Canterbury

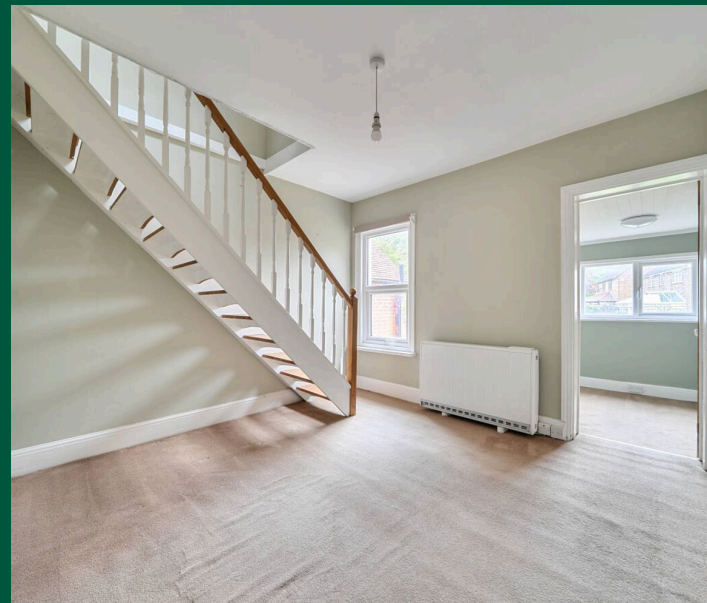
A truly exceptional opportunity to acquire a charming period cottage set in one of Elham's most idyllic locations, commanding far-reaching views across the beautiful surrounding countryside. Full of character and warmth, the property welcomes you into an inviting sitting room, which leads through to an inner hallway and a spacious dining room, ideal for both family living and entertaining. Beyond is a well appointed kitchen with an adjoining lean to/garden room that complements the cottage's traditional charm, while a generous ground-floor bathroom with both a bath and separate shower completes the accommodation. Upstairs, there are three bedrooms, with a staircase from the second bedroom leading to a versatile attic room, perfect as an occasional bedroom, home office or creative studio. Outside, the property enjoys truly outstanding landscaped gardens, thoughtfully designed to provide privacy and tranquillity while making the most of the stunning rural setting. A generous sun terrace offers the perfect place to relax or entertain, with a greenhouse and storage shed adding practical appeal. The attractive front garden and charming period brickwork create an excellent first impression, and the seamless blend of original features and modern comforts makes this a wonderful home ready for its next owners to enjoy a peaceful village lifestyle. No chain!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





## 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/)

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.