



**Meadow Bank Canterbury Road, Elham - CT4 6UE**

Guide Price **£1,299,950**

Approximate Gross Internal Area (Excluding Garage & Outbuildings) = 252 sq m / 2713 sq ft

Garage = 56 sq m / 602 sq ft

Stables = 75 sq m / 807 sq ft

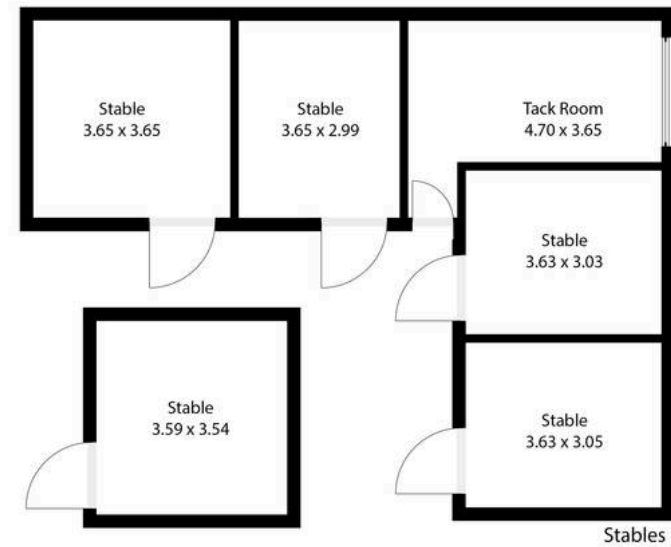
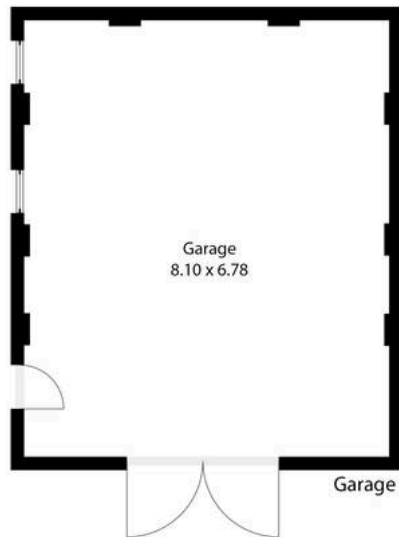
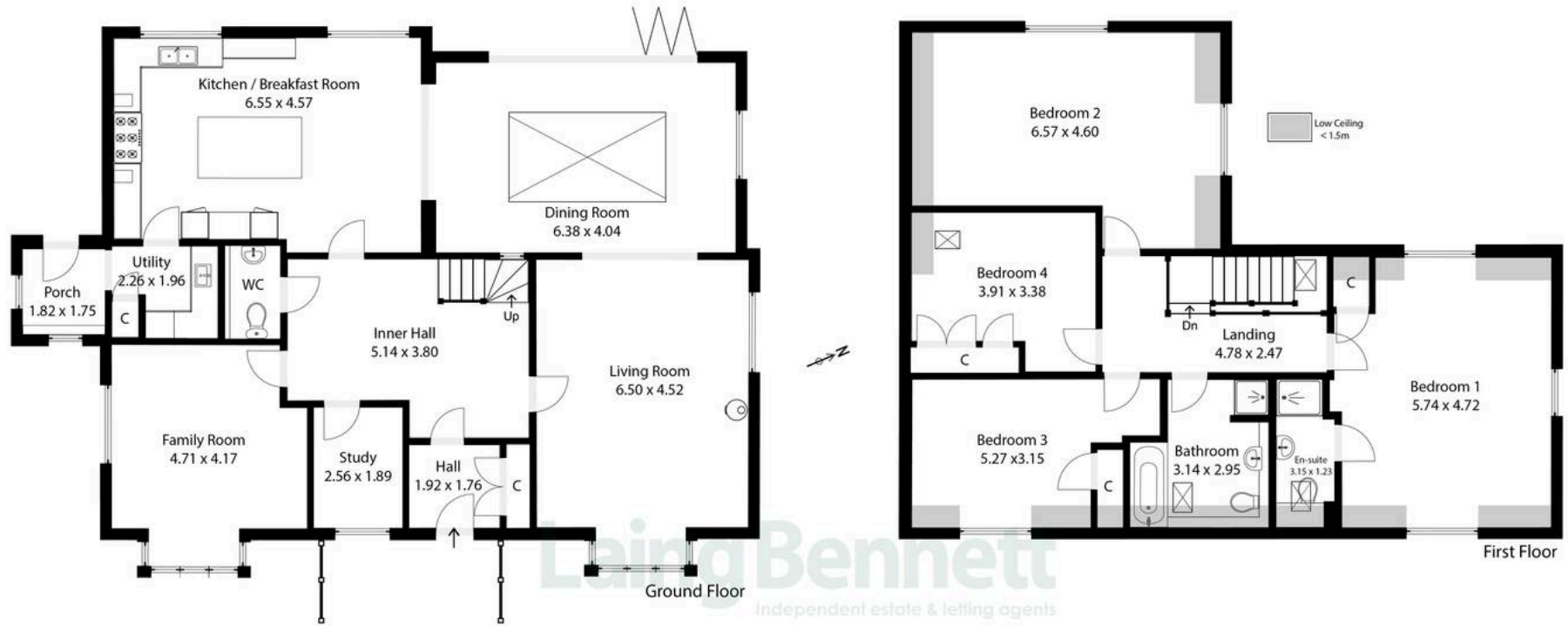


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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## Meadow Bank Canterbury Road

Elham, Canterbury

This exceptional four-bedroom detached residence offers a rare opportunity to enjoy luxurious living in an edge of village setting. Designed with modern family life in mind, the home provides generous, light filled accommodation, finished to a high standard throughout. A stunning dining room with a feature roof light and bi-fold doors forms the heart of the home, perfectly connecting indoor and outdoor living, while the well-appointed kitchen includes integrated appliances and ample storage. Upstairs, four well-proportioned bedrooms provide comfort and privacy, including a superb principal suite with far-reaching countryside views. Outside, a long sweeping driveway leads to a detached garage, with beautifully maintained gardens to the front and rear. Beyond, a fenced paddock with stabling and a tack room makes this an ideal property for equestrian enthusiasts.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











## 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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