



1 Oak Tree Cottages
Church Hill, Elmstone, CT3 1HL
£680,000

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1 Oak Tree Cottages

Church Hill, Elmstone

An enviable and beautifully enhanced character cottage, enjoying beautiful gardens and an idyllic rural setting.

Situation

The cottage enjoys a rural setting on the southern edge of the charming village of Elmstone. Nearby Preston offers a traditional village atmosphere with amenities including St. Mildred's Church, a local pub, village shop, butcher, and a well-regarded primary school. The surrounding countryside is ideal for walking, cycling, and horse riding. The historic Cinque Port town of Sandwich provides a wide range of amenities, including supermarkets, independent shops, banking and postal services, healthcare facilities, restaurants, pubs, schools, and leisure facilities. Nearby attractions include Princes Golf Club and Royal St George's Golf Club at Sandwich Bay. Sandwich offers rail links to London St Pancras and Charing Cross, while the A299 Thanet Way provides quick access to the M2 motorway. Dover port is approximately 13 miles away and the Channel Tunnel terminal at Cheriton around 22 miles away, offering convenient cross-Channel connections.

The Property

This charming character cottage enjoys a truly idyllic rural setting, surrounded by open countryside and farmland. Sympathetically enhanced by the current owners, it now features a stylish contemporary ground-floor extension that blends period charm with modern living to create a beautifully balanced home. A light-filled entrance hall leads into a stunning open-plan living space, where a wood-burning stove forms an attractive focal point. Expansive bi-fold doors span the rear elevation, flooding the room with natural light and creating a seamless connection to the beautifully maintained gardens beyond. The original part of the cottage accommodates a more formal sitting room and a well-appointed kitchen fitted with a range of matching units, integrated cooking appliances, and a fridge-freezer. The former entrance has been thoughtfully repurposed as a home office, while a utility room and ground-floor cloakroom add further practicality. The ground floor also hosts a superb principal bedroom suite, enjoying lovely garden views and benefiting from a luxurious en-suite shower room. Upstairs are two further double bedrooms and a generous single bedroom, all served by a family bathroom fitted with both a bath and separate shower cubicle.

Outside

1 Oak Tree Cottages is set within beautifully landscaped gardens that perfectly complement its idyllic surroundings. To the front, a traditional five-bar gate opens onto a gravel driveway providing parking and access to the single garage, while an attractive lawn and richly planted flowerbeds create a charming and welcoming approach. To the rear, a paved terrace adjoins the principal living space, providing an ideal setting for outdoor dining and entertaining amidst established planting that brings colour and interest throughout the seasons. Beyond, a large lawn extends towards mature trees and well-stocked borders, creating a wonderful sense of privacy and seclusion. At the foot of the garden, a raised timber deck offers a delightful vantage point from which to enjoy views across the gently flowing stream and neighbouring orchards, an enchanting spot that perfectly captures the peace and beauty of this exceptional setting.

Services

Mains electric, water and sewer drainage are connected to the property. Gas is via an LPG tank and surface water drains to the neighbouring stream.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ Tel: **01304 821199**

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

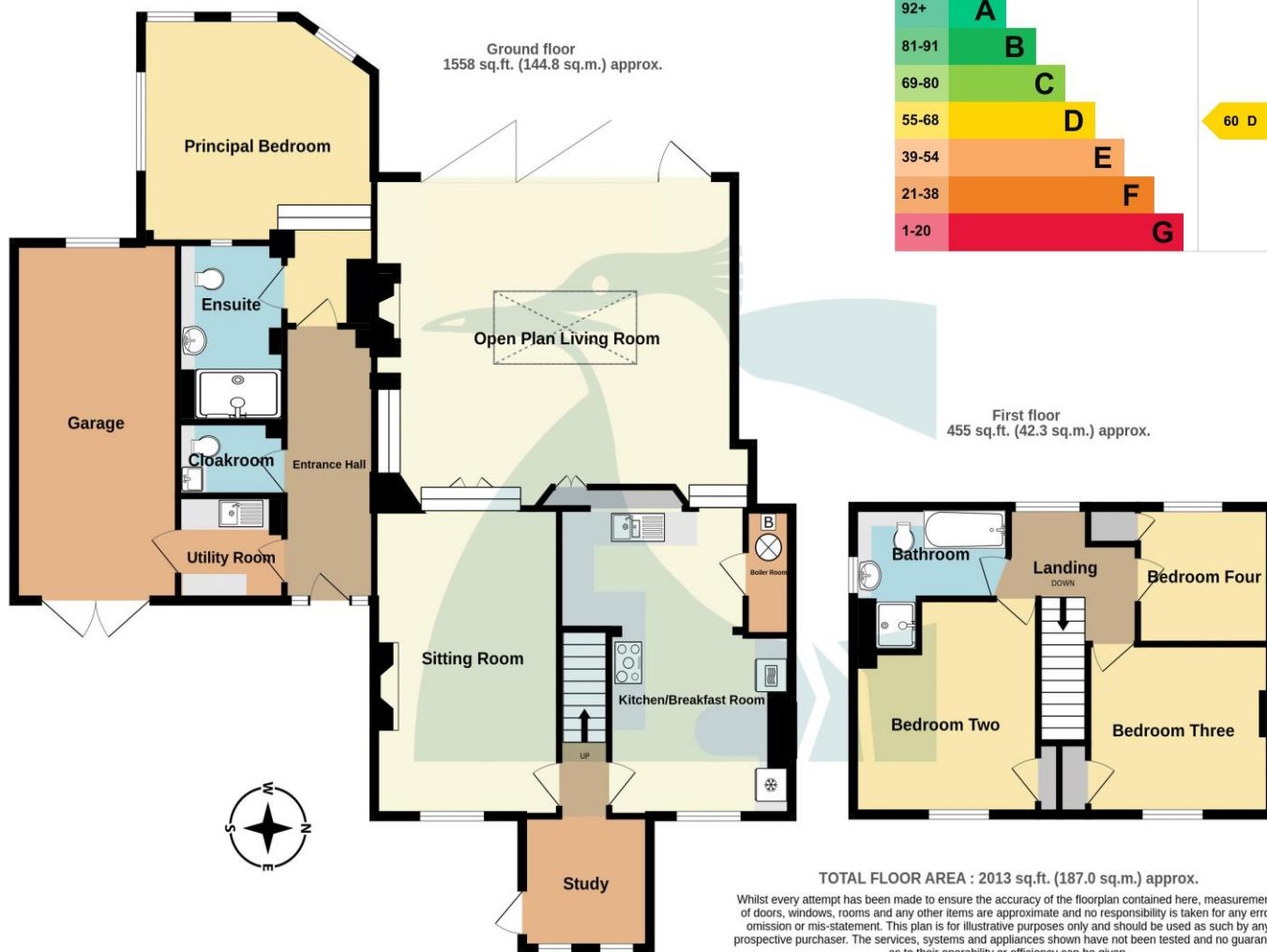
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 612197**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 D
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

16' 0" x 5' 6" (4.87m x 1.68m)

Utility Room

6' 6" x 6' 1" (1.98m x 1.85m)

Garage

21' 11" x 10' 1" (6.68m x 3.07m)

Cloakroom

6' 6" x 4' 4" (1.98m x 1.32m)

Principal Bedroom

14' 4" x 13' 3" (4.37m x 4.04m)

Ensuite Shower Room

10' 6" x 6' 6" (3.20m x 1.98m)

Open Plan Living Room

21' 10" x 19' 4" (6.65m x 5.89m)

Kitchen/Breakfast Room

17' 9" x 11' 5" (5.41m x 3.48m) reducing to 10' 0" (3.05m)

Sitting Room

18' 0" x 11' 4" (5.48m x 3.45m)

Study

7' 10" x 7' 9" (2.39m x 2.36m)

First Floor

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.50m)

Bedroom Three

11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)

Bathroom

9' 8" x 5' 6" (2.94m x 1.68m) plus shower recess.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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