



Cherry Cottage New Road, Elham - CT4 6TQ

Guide Price **£475,000**



Cherry Cottage New Road

Elham, Canterbury

Nestled in the heart of the highly sought-after village of Elham, surrounded by the rolling landscapes of the Kent Downs Area of Outstanding Natural Beauty, this exceptional detached home offers an enviable village lifestyle. Residents can enjoy picturesque countryside walks, a welcoming community atmosphere, and a range of local amenities right on the doorstep, while remaining conveniently connected to nearby market towns, the Cathedral City of Canterbury, and excellent road and rail links for commuting further afield. Combining rural tranquillity with everyday convenience, this beautifully presented home provides the perfect setting for those seeking a peaceful retreat without sacrificing accessibility. Accommodation comprises: Ground floor - Entrance hall, living room, dining room, kitchen, sitting room, conservatory, bedroom three and family bathroom. First floor - Bedroom one, en suite shower room and bedroom two. Outside - Driveway, tandem garage/workshop, enclosed front and rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











Laing Bennett

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

01303 863393 • info@laingbennett.co.uk • 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.