



8 The Orchards
Elham, Canterbury, CT4 6TR
£395,000

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8 The Orchards

An attractive semi-detached cottage situated in a particularly quiet position close to the centre of this sought-after village.

Situation

The Orchards is an attractive and peaceful cul-de-sac of similar homes, set just off Duck Street and within easy walking distance of the village amenities, including a soon-to-open enlarged village store.

Elham is situated in an Area of Outstanding Natural Beauty, enjoying a particularly convenient position. The property is bordered only by footpaths and lies within approximately 150 metres of Elham Primary School and the recreation ground, while the church and village centre are just 200 metres away.

The excellent village pub, the Kings Arms, is only a 2-minute walk away on the square. The property is also ideally placed for commuters, being approximately a 15-minute drive from Folkestone West station, which offers fast and regular services into London.

The Property

Constructed of brick beneath a tiled roof, this property has been the subject of extensive refurbishment by the current owner, who has carefully restored and enhanced the home to create a stylish and characterful family residence, retaining many of its original features.

The former rear store has been thoughtfully converted into an impressive, vaulted kitchen with exposed beam work, creating additional space for a separate breakfast room and cloakroom/WC.

The former dining room now serves as the principal living area, centred around a wood-burning stove which provides a warm focal point and the main source of heating for the cottage.

In addition, there is a cosy sitting room with an attractive fireplace, offering a more intimate space in which to relax.

Stairs rise from the spacious entrance hall to the first-floor landing, which gives access to two generous double bedrooms, a single bedroom and a contemporary shower room, all presented in a modern and stylish finish.

Outside

The gardens extend to the front, side and rear of the property and are attractively stocked with a wide variety of flowering shrubs, plants and climbers, providing colour and interest throughout the seasons.

The generous rear garden has been thoughtfully arranged as a series of distinct outdoor "rooms", creating a variety of spaces for relaxation and entertaining.

Partially shaded and interspersed with separate seating areas, the garden offers a delightful sense of privacy and character, together with access to a garden shed.

Services

Mains water, electricity and drainage are connected. There is no mains gas to the village.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: G

Agents Note

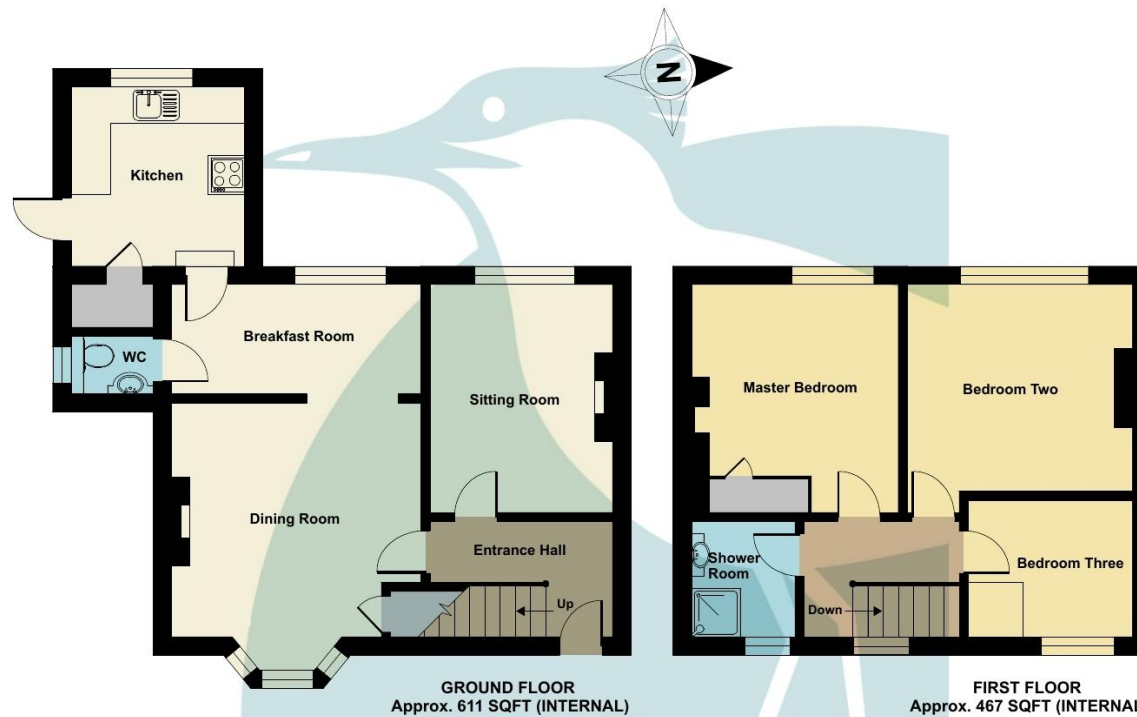
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Total Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1479254

Entrance Hallway

10' 0" x 6' 0" (3.05m x 1.83m)

Sitting Room

12' 3" x 9' 11" (3.73m x 3.02m)

Dining Room

13' 7" x 12' 4" (4.14m x 3.76m)

Breakfast Room

13' 7" x 6' 0" (4.14m x 1.83m)

Kitchen

9' 9" x 9' 5" (2.97m x 2.87m)

WC

4' 6" x 3' 2" (1.37m x 0.96m)

Master Bedroom

12' 7" x 11' 4" (3.83m x 3.45m)

Bedroom Two

12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom Three

9' 0" x 7' 6" (2.74m x 2.28m)

Shower Room

6' 6" x 5' 9" (1.98m x 1.75m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 G	30 F

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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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