

North Elham
Canterbury
CT4 6UY

£1,770,000 Freehold



North Elham

Canterbury, CT4 6UY

Guide Price £1,770,000

A beautifully appointed country house providing a wonderful lifestyle, presented in turnkey ready condition in a stunning garden setting

An outstanding family house sensitively combining modern amenities with period features having undergone a comprehensive programme of refurbishment and rebuilding, located in a glorious rural setting in the Kent Downs National Landscape.

The property

The Well House is a beautiful family home set in the stunning surroundings of the Elham Valley mid way between Canterbury and the vibrant town of Folkestone. The house has been fundamentally rebuilt and extensively remodelled by the current owners to deliver an exceptionally elegant and comfortable home with careful thought to the requirements of family life. The house has Victorian, Edwardian and possibly earlier origins which are now fronted by a wonderful façade replicating the timeless elegance and appealing symmetry of the Georgian era.



The staircase rises to a spacious galleried landing, passing a tall sash window with southerly views towards Elham. Together with the hall these wonderfully indulgent spaces give the house a lovely, generous and airy feel.

The principal bedroom is double aspect with stunning views over the surrounding countryside and benefits from a fitted dressing room and an en suite bathroom.

There are three further bright double bedrooms, two of which are en suite, all with fireplaces.

The family bathroom completes this level. Stairs then rise to the second floor where there are two further bedrooms, one of which is en suite, and there is also a dressing room.

Outside

The Well House is approached through double five-bar gates to a block-paved driveway providing parking in front of the carport, which has a cloakroom and a room above.

In addition to creating an exceptional house, the regeneration project encompassed landscaping the grounds to create a suitably beautiful setting and the perfect backdrop for the house. Close to the house sheltered terraces provide peaceful spots in which to enjoy the surroundings. To the front, steps rise to a terraced lawn flanked by beautifully planted rose and shrub borders. From this elevated level the view unfolds over the top of established hedging.

An additional terrace houses an ornate vegetable garden with raised beds and a greenhouse enclosed by beech and yew hedging. The garden continues, providing a series of captivating 'rooms' and a journey moving from the more formal planting to the front of the house to the informality of the wildflower garden with meadowlike planting and a wildlife pond. Paths meander through the orchard underplanted with meadow grasses and flowers, all nestled amongst the quintessentially Kentish countryside of the breathtaking Elham Valley.

Location

Situated within the Kent Downs National Landscape. Elham has a church, village hall, a GP surgery, a highly regarded gastro-pub, a museum, playground, cricket club and primary school, and enjoys access to the 21-mile Elham Valley Way. Canterbury, Folkestone and Sandwich offer an array of more extensive shopping, educational and leisure amenities, with Sandwich also being home to the renowned Royal St George's Golf Club. More highly regarded golf clubs are at Rye, Littlestone, Canterbury and Deal. The area offers numerous sporting opportunities including Folkestone & Canterbury Rugby Clubs, County cricket at Canterbury and sailing off the south coast.

Communications links are excellent: regular High Speed train services from Ashford International to London St Pancras in about 37 minutes. The nearby A2 and M20 give access to the wider motorway network.

There is convenient access to France and Europe via Eurotunnel (4 miles) and the Port of Dover.

Directions

what3words: ///landlords.sharpness.patrolled – brings you to the driveway

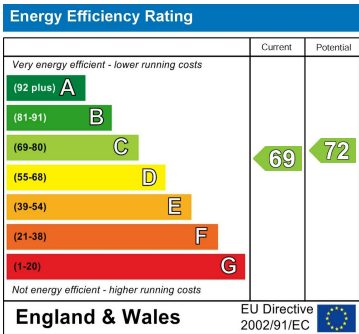
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01277 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

