



Price

£1,150,000
Freehold

Eham, Kent, CT4

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Extended 1800s house with modern improvements
Flexible accommodation over three floors
Beautiful gardens with patio, lawn and pond
Electric gated driveway, carport, store and workshop
Versatile home office outbuilding
Easy access to local village shops, schools and pubs





A timeless country home with deep Kentish character, this handsome 4/5 bedroom detached house offers the rare combination of rural seclusion, historic charm and modern comfort. Believed to date back to the 1800s and recently extended in 2018, the house sits within generous, beautifully tended gardens, surrounded by farmland, creating an atmosphere of privacy and tranquillity that is hard to find. The ground floor unfolds with a warm, traditional farmhouse feel. The kitchen/breakfast room features fitted units and a classic gas range, forming the welcoming heart of the home. The spacious semi open plan lounge is centred on a striking brick built fireplace with wood burner. From here, a porch opens to the front, double doors lead to the rear garden, and another door leads into the separate family room, offering flexible living space. Off the central hallway, a private study provides an ideal retreat or could offer a convenient fifth bedroom using the stylish, modern wet room with fitted shower opposite. A practical utility room with direct access to the rear garden completes

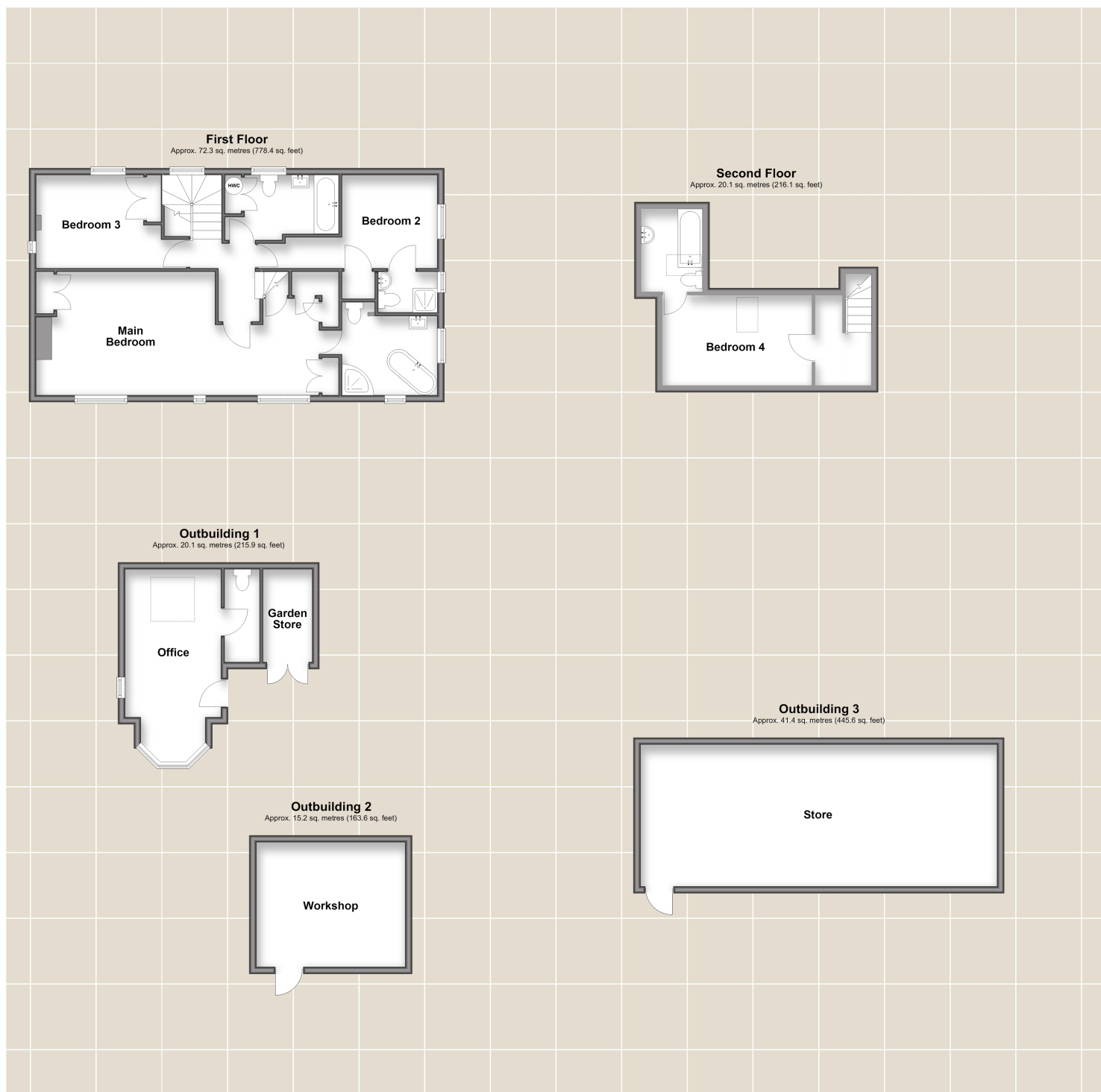
the ground floor.

The first floor landing leads to three beautifully presented bedrooms. The main suite is a standout feature, offering a sizeable dressing area and a well appointed ensuite bathroom. The second bedroom also enjoys its own ensuite shower room, while the third is served by the equally refined family bathroom. Rising to the second floor, the fourth bedroom forms a private guest suite with its own ensuite bathroom; perfect for visiting family or friends.

Outside, the property is approached via an electric gated driveway with a two bay carport. Beyond this sits a store outbuilding and a separate workshop, ideal for hobbies, business or future adaptation. A handsome brick-built inglenook fireplace forms the centrepiece of the wraparound patio, perfect for al fresco dining. The lawn stretches out beyond, framed by mature, colourful planting, established hedging and an attractive pond. A newly built office outbuilding offers huge potential as a dedicated home working space, already equipped with plumbing to allow the addition of a toilet if desired.

What the owner says...

"Our house enjoys a peaceful position on the edge of one of the most picturesque villages in the Elham Valley. This is classic Kent countryside with rolling fields, woodland walks and a lovely local community, yet everyday amenities are conveniently close by. Nearby Elham and Lyminge offer a selection of cafés, village store, post office, pubs such as The Kings Arms, and essential services, while the larger centres of Canterbury and Folkestone provide extensive shopping and dining options and beaches within easy reach. For outdoor enthusiasts, the surrounding countryside is criss crossed with footpaths, bridleways and scenic routes. Families are well served by a choice of respected schools. Local primary options include Lyminge Church of England Primary School and Elham Church of England Primary School, while secondary education is available at Folkestone Academy, The Harvey Grammar School for Boys, Folkestone School for Girls and a wide selection of highly regarded grammar and independent schools in Canterbury, including The King's School, St Edmund's and Kent College. Although Little Ox Road Farm enjoys a wonderfully rural setting, everyday amenities such as GP surgeries and supermarkets are all within a short drive, and we benefit from excellent access to fast train services to London via nearby stations at Sandling, Folkestone and Canterbury. High speed trains from Folkestone and Canterbury reach London St Pancras in around an hour."



For directions to this property please contact us.

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