



## Rose Cottage, 2 Vicarage Lane, Elham - CT4 6TT

Guide Price £325,000



Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 946 sq ft

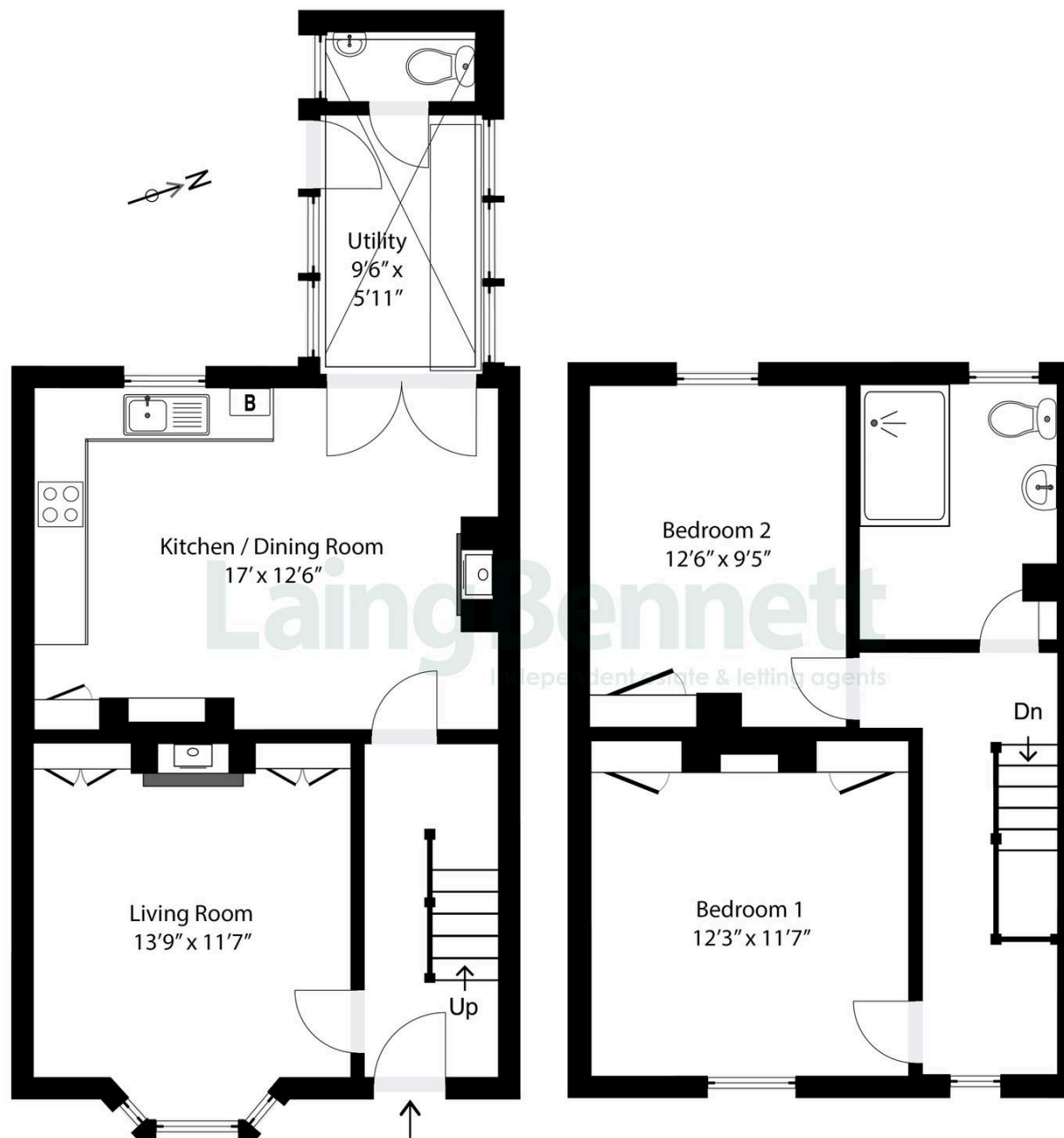


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Not to scale. Outbuildings are not shown in actual location.  
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## Rose Cottage, 2 Vicarage Lane

Elham, Canterbury

A truly charming cottage in the picturesque village of Elham, surrounded by idyllic village scenery with the scenic 'St Mary's' Saxon church as a back drop. The property boasts brand-new UPVC sash windows and a new front door, which opens to a welcoming hallway. The living room features a bay window and a multi-fuel burning stove with a fireplace surround originating from 'Dorchester House', a historic London building, which adds a unique historical element that makes the property even more special. The spacious kitchen/dining room also has a multi fuel burning stove and there is a convenient utility room and cloakroom/WC. To the first floor there is a spacious bathroom/WC and two bright and light double bedrooms. Outside the frontage provides off road parking and an attractive border bed and to the rear there is pretty paved courtyard garden with pedestrian access gate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



















## Laing Bennett

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

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