



Little Ox Road Farm
North Elham | Elham | Canterbury | Kent | CT4 6NN







STEP INSIDE

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 most recently extended in 2018, the house sits within generous, beautifully tended gardens and is surrounded by rolling farmland, creating an atmosphere of privacy and tranquillity that is increasingly 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 semiopen plan lounge is centred on a striking brickbuilt fireplace with wood burner; an inviting focal point for family life. From here, a porch opens to the front garden, there are double doors to the rear garden, and another door leads into the separate family room, offering flexible living space for relaxation or entertaining. Off the central hallway, a private study provides an ideal retreat for focused work 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 that flows through to a wellappointed 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 seeking comfort and independence.

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





SELLER INSIGHT

“ Our house enjoys a wonderfully peaceful position on the edge of North Elham, 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 independent cafés, a village store, a post office, pubs such as The Kings Arms, and essential services, while the larger centres of Canterbury and Folkestone provide extensive shopping, dining and cultural options as well as beaches within easy reach. For outdoor enthusiasts, the surrounding countryside is crisscrossed with footpaths, bridleways and scenic routes through the Kent Downs Area of Outstanding Natural Beauty.

Families are well served by a choice of respected schools in the surrounding area. 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, leisure centres 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. Highspeed trains from Folkestone and Canterbury reach London St Pancras in around an hour, making the property perfectly suited to those who want countryside living without losing convenient links to the capital.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Education		Lyminge Surgery		01303 862109		Etchinghill Golf		01303 863863	
Primary Schools:		William Harvey Hospital		01233 633331		Roundwood Hall Golf Club		01303 862260	
Elham Primary		Kent and Canterbury Hospital		01227 766877		Lyminge Bowls Club		01303 863251	
Lyminge School		Travel				Elham Village Hall		01303 840804	
Ashford School (Prep)		By Road:				Stablegate Equestrian		07786 901232	
The King's School Junior		Elham village square		1.5 miles		Entertainment			
St Edmunds Junior		Ashford International		17.8 miles		Marlowe Theatre, Canterbury		01227 787787	
Kent College Junior		Dover Docks		12.5 miles		Gulbenkian Theatre, Canterbury		01227 769075	
Spring Grove Wye		Canterbury		10.7 miles		Leas Cliff Hall, Folkestone		01303 228600	
Secondary Schools:		Channel Tunnel		7.9 miles		The King's Arms		01303 840242	
Harvey Grammar for Boys		Gatwick Airport		72.6 miles		Cosy Tearooms		01303 840344	
Folkestone School for Girls		Charing Cross		73.0 miles		Local Attractions / Landmarks			
Simon Langton Girls Grammar		Trains from Ashford International:				Romney Hythe and Dymchurch Miniature Railway			
Simon Langton Boys Grammar		St Pancras		37 mins		Lympe Castle and Saltwood Castle			
The King's School		Charing Cross		1hr 16mins		Port Lympe and Howletts Animal Parks			
St. Edmund's		Cannon Street		1hr 21mins		St. Leonard's Church, Hythe			
Kent College		London Bridge		1hr 12 mins		Dover and Deal castles			
Ashford School		Leisure Clubs & Facilities				Secret War Tunnels			
Healthcare		Elham Cricket Club		01303 840230		Canterbury Cathedral			
Hawkinge and Elham Surgery		Elham Football Club		01303 862929		Lyminge Forest			
New Lyminge Surgery						Harbour Arm Folkestone			

GROUND FLOOR

Porch	
Lounge	21'3" x 17'3" (6.48m x 5.26m)
Family Room	15'8" x 7'9" (4.78m x 2.36m)
Hallway	
Study	11'5" x 10'7" (3.48m x 3.23m)
Wet Room	
Utility Room	7'9" x 7'6" (2.36m x 2.29m)
Kitchen / Breakfast Room	22'4" x 8'10" (6.81m x 2.69m)

FIRST FLOOR

Landing	
Main Bedroom	26'4" x 11'8" (8.03m x 3.56m)
	Narrowing to 15'2" x 7'7" (4.63m x 2.31m)
En-suite Bathroom	9'10" x 8'8" (3.00m x 2.64m)
Bedroom 2	9'10" x 9'0" (3.00m x 2.75m)
En-suite Wet Room	
Walk In Wardrobe	
Bedroom 3	11'8" x 9'7" (3.56m x 2.92m)
Bathroom	10'5" x 6'4" (3.18m x 1.93m)

SECOND FLOOR

Landing	
Bedroom 4	13'10" x 8'6" (4.22m x 2.59m)
En-suite Bathroom	7'10" x 5'8" (2.39m x 1.73m)

OUTSIDE

Rear Garden
Driveway

OUTBUILDING 1

Office	18'10" into bay x 8'11" (5.74m x 2.72m)
Toilet	
Garden Store	

OUTBUILDING 2

Workshop	13'10" x 11'8" (4.22m x 3.56m)
----------	--------------------------------

OUTBUILDING 3

Store	33'3" x 13'3" (10.14m x 4.04m)
-------	--------------------------------

First Floor

Approx. 72.3 sq. metres (778.4 sq. feet)



Second Floor

Approx. 20.1 sq. metres (216.1 sq. feet)



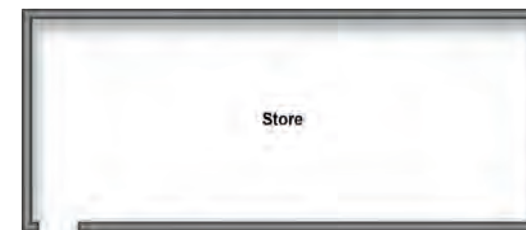
Outbuilding 2

Approx. 15.2 sq. metres (163.6 sq. feet)



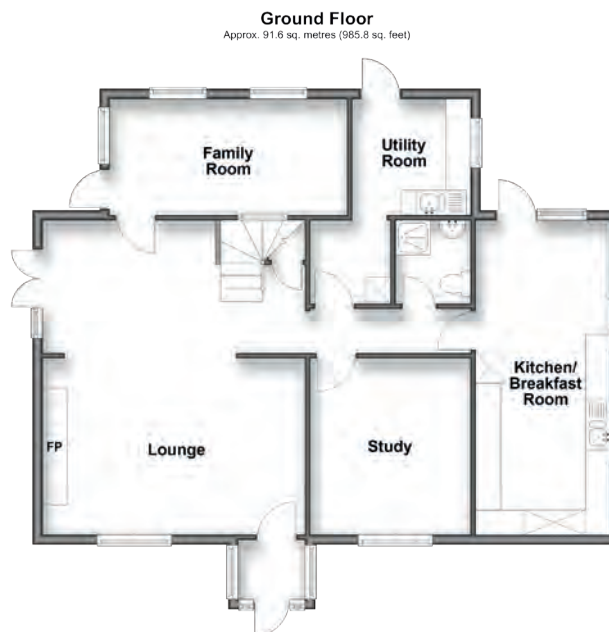
Outbuilding 3

Approx. 41.4 sq. metres (445.6 sq. feet)



Outbuilding 1

Approx. 20.1 sq. metres (215.9 sq. feet)



Fine & Country Canterbury
23 Watling Street, Canterbury, Kent, CT1 2UA
+441227 479317 | canterbury@fineandcountry.com

