



Canterbury Road
ELHAM, CT4

150 Years
JOHN D WOOD & CO
London, Country & International Property

Canterbury Road

ELHAM, CT4

Occupying a spectacular edge-of-village position on the outskirts of the picturesque and highly sought-after village of Elham, this exceptional four-bedroom detached family home enjoys far-reaching countryside views and sits within approximately 3.5 acres of beautifully maintained gardens and paddock land.

Beautifully presented throughout and finished to an exacting standard, the property offers over 2,700 sq ft of versatile accommodation designed for modern family living. A welcoming entrance hall leads to a series of elegant reception spaces, including a generous sitting room, family room and study.

The true heart of the home is the stunning open-plan kitchen/breakfast room, perfectly complemented by an impressive dining room featuring an extensive roof lantern and bi-fold doors that flood the space with natural light while creating a seamless connection to the gardens beyond.

The first floor provides four well-proportioned bedrooms, all enjoying delightful rural outlooks. The spacious master bedroom with en suite shower room is particularly impressive, benefiting from glorious far-reaching views across the surrounding countryside, while the remaining bedrooms are served by well-appointed family bathroom facilities.









Gardens and Grounds

Externally, the property is approached via a large frontage providing parking for numerous vehicles, together with a substantial detached double garage. A driveway continues beyond the house, leading to the garage and extending up to the equestrian facilities. The gardens are beautifully landscaped, offering a wonderful balance of formal lawns, mature planting and private outdoor space for entertaining and relaxation.

Beyond the gardens lies a fenced paddock together with an excellent range of outbuildings including multiple stables and a tack room, making the property ideally suited to equestrian buyers or those seeking a smallholding lifestyle.

Location

Situated on the edge of the charming and highly desirable village of Elham offers an excellent range of amenities including a primary school, GP surgery, church, village hall, cricket club, museum and renowned gastro pub, together with access to the scenic Elham Valley Way. The nearby cathedral city of Canterbury, along with Folkestone and Sandwich, provide a wider selection of shopping, leisure and

educational facilities.

The area is particularly well regarded for its sporting and recreational opportunities, including championship golf at Royal St George's, Sandwich, alongside several other highly regarded courses at Deal, Canterbury, Littlestone and Rye.

Excellent communications include High Speed rail services from Ashford International to London St Pancras in approximately 37 minutes, whilst the A2 and M20 provide convenient road access across the county and beyond. The Port of Dover and Eurotunnel terminal offer swift connections to mainland Europe.

GUIDE PRICE: £1,250,000-
£1,350,000

Local Authority: Folkestone & Hythe

Council Tax Band: G

Tenure: Freehold

Reference: CHB260059

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		
		82 B	89 B

Approximate Gross Internal Area:
2732 sq ft

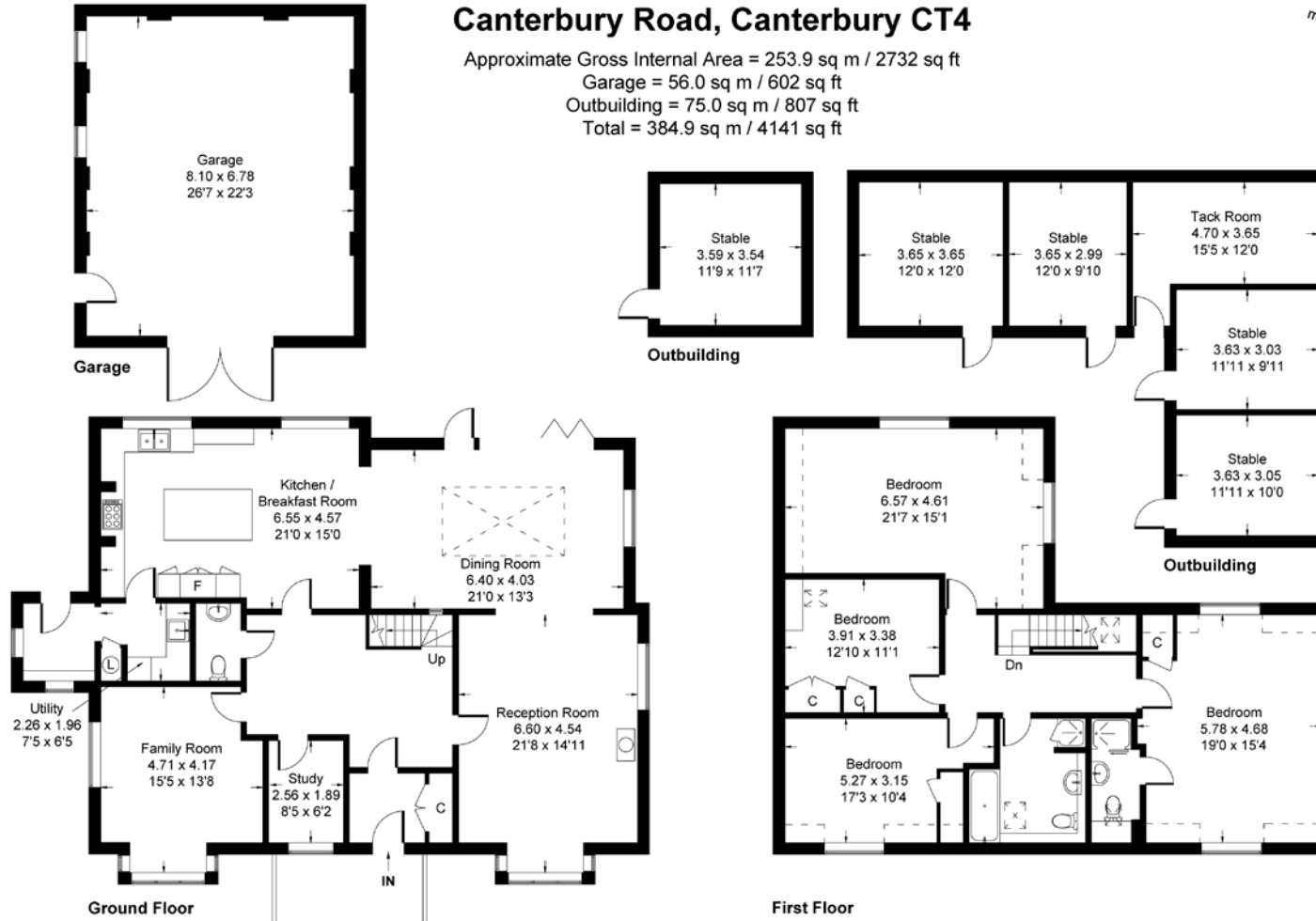
Canterbury Road, Canterbury CT4

Approximate Gross Internal Area = 253.9 sq m / 2732 sq ft

Garage = 56.0 sq m / 602 sq ft

Outbuilding = 75.0 sq m / 807 sq ft

Total = 384.9 sq m / 4141 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

JD053_6076934_1496137_JDW023

020 7802 3299

59 Cadogan Street,
London, SW3 2QJ
countryhouse@johndwood.co.uk
johndwood.co.uk



John D Wood & Co. give notice to anyone reading these particulars that: i) this material is protected by the laws of copyright. The owner of the copyright is John D Wood & Co. This property sheet forms part of our database, and is protected by the database rights and copyrights laws. No unauthorised copying or distribution without permission; ii) the particulars do not constitute part of an offer or contract; iii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; vi) all measurements are approximate. April 2017.

150 Years
JOHN D WOOD & CO.
London, Country & International Property