



2-3 The Square, Elham - CT4 6TJ

Guide Price **£895,000**

Approximate Gross Internal Area (Excluding Studio) = 207 sq m / 2223 sq ft
 Studio = 54 sq m / 578 sq ft



Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
 © Unauthorised reproduction prohibited - chriskemps@hotmail.com



At the heart of Elham's ancient square lies a home that captures the very essence of village life. This enchanting four bedroom residence is brimming with period character, from exposed beams and original fireplaces to the gentle quirks that only centuries of history can bestow. Living here is about more than just the house; it's about a way of life. Wake to charming views over 'The Square', where the rhythm of the village unfolds and unwind at the day's end looking out across your own cottage garden. The garden itself is a sanctuary, with winding paths, a sun terrace for summer dining, and quiet corners that invite moments of peace and reflection.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









Laing Bennett

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

01303 863393 • info@laingbennett.co.uk • www.laingbennett.co.uk/

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.