



Tall Trees Canterbury Road, Elham - CT4 6UG

Guide Price **£995,000**

Approximate Gross Internal Area (Excluding Balcony, Including Low Ceiling) = 207 sq m / 2226 sq ft
Outbuildings / Garage = 21 sq m / 230 sq ft





Tall Trees Canterbury Road

Elham, Canterbury

Introducing a most charming detached village home, with **SPECTACULAR FAR REACHING VIEWS** over the lush rolling hills of the Elham valley countryside nestled on approximately 2.5 ACRES on the edge of the sought-after and quintessential English village of Elham. This delightful property is approached via a driveway that sweeps up to the rear, leading to a detached garage with store to rear. The property benefits from some **ELEGANT CHARACTERFUL FEATURES** such as the impressive parquet flooring and attractive original fireplaces. The ground floor accommodation includes a welcoming reception hall, a living room with double doors opening into a stunning garden room featuring a vaulted glazed roof and windows on three sides, flooding the space with natural light. The kitchen opens into a large dining room, perfect for family gatherings and entertaining. Additional ground floor spaces include a utility room, a family room that can also serve as a fourth bedroom, and a convenient shower room. On the first floor, you will find a spacious landing leading to three double bedrooms, main bathroom and a **BALCONY** providing a lovely outdoor space to enjoy the surrounding views. The outdoor space is truly exceptional, with outbuilding/former stable and a beautifully maintained kitchen garden enclosed by hedges, featuring a vegetable growing area and two large greenhouses. The garden further opens up to a vast lawn adorned with established trees, creating a serene and picturesque setting where you can enjoy the tranquility and beauty of the English countryside.











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.