



Rose Cottage, The Row, Elham,  
Canterbury, CT4 6UL  
Guide Price £385,000

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# Rose Cottage,

## The Row, Elham, Canterbury

A beautifully updated and modernised semi-detached character cottage with pretty garden and lovely views.

### Situation

Much of this pretty village is a Conservation Area and Elham itself is surrounded by unspoilt countryside being designated the Kent Downs Area of Outstanding Natural Beauty, over which there is a wealth of walks, rides and cycle routes. The village affords a good range of amenities including a General Stores, Tea Rooms, Primary School, Doctor's Surgery, three Public Houses, two Churches, and thriving Village Hall, together with floodlit tennis courts. There is a bus service running through the centre of the village giving access, to the north, to the cathedral city of Canterbury and, to the south, to the Channel Tunnel town of Folkestone. Each of these offers excellent shopping, recreational and educational facilities together with high-speed main line train services to London taking under the hour.

### The Property

Rose Cottage has been a labour love for the current owners, it has been thoughtfully and sympathetically modernised and updated throughout. It is now considered a stunning and stylish village home with every attention to detail carefully considered along with contemporary fixtures and fittings. This is a cottage that must be viewed internally to fully appreciate not only the quality of the finish but the character and lifestyle it represents.

### Outside

An enclosed garden laid mainly to lawn with pretty border beds and a raised decking offering super views of the Elham valley. Access to the front is via a side gate. A separate gate at the rear of the garden allows access to a neighbouring property.

### Services

Mains water, electricity and drainage connected. Oil central heating.

### Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

### Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

### Agents Note

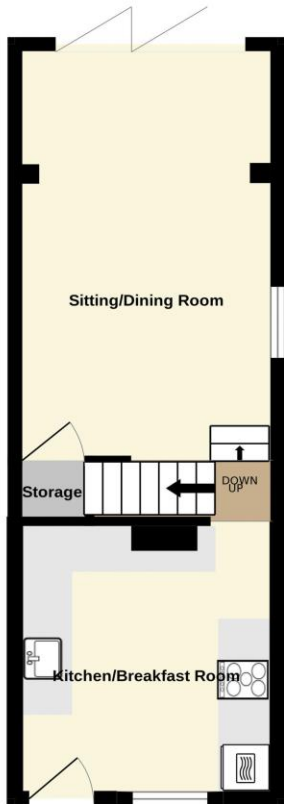
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

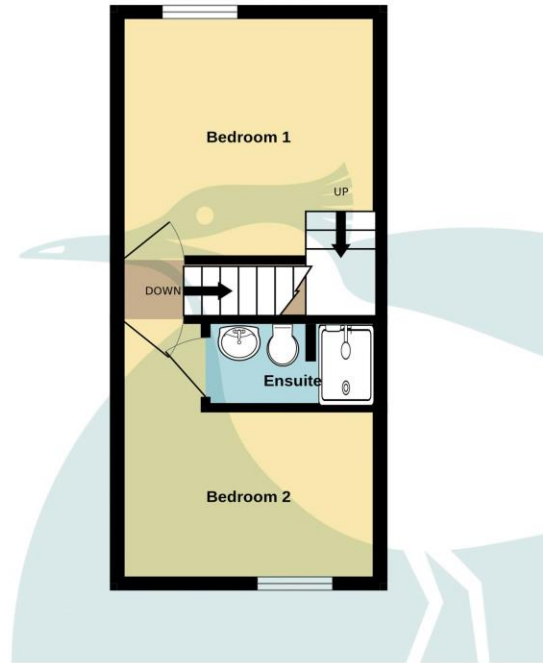


To view this property call Colebrook Sturrock on **01303 840422**

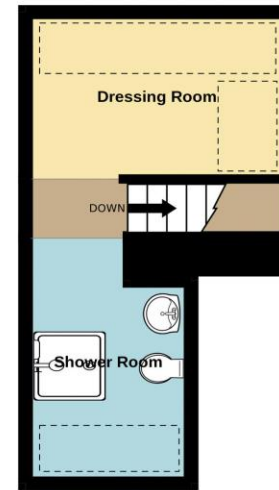
Ground floor  
330 sq.ft. (30.7 sq.m.) approx.



1st floor  
253 sq.ft. (23.5 sq.m.) approx.



2nd Floor  
164 sq.ft. (15.2 sq.m.) approx.



## Kitchen/Breakfast Room

10' 8" x 10' 4" (3.25m x 3.15m)

## Sitting / Dining Room

18' 4" x 10' 5" (5.58m x 3.17m)

## Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

## Bedroom Two

10' 5" x 7' 5" (3.17m x 2.26m)

## Ensuite

## Shower Room

## Dressing Room

10' 0" x 7' 0" (3.05m x 2.13m)

TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

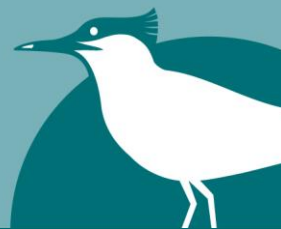
t: 01303 840422

e: elham@colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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