



Water Cottage
Duck Street, Elham, Canterbury, CT4 6TW
£325,000

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Water Cottage

Duck Street, Elham, Canterbury

Detached three-bedroom, two-bathroom bungalow with garage and parking, positioned within the desirable village of Elham. NO CHAIN.

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

This detached bungalow has been in the same occupation for many years, it now, quite rightly needs some updating and modernising in order to transform it into a modern-day family residence.

The accommodation is surprisingly spacious, light, airy and although in need of updating, it is still completely habitable. An entrance porch, with a deep coat cupboard, leads to the spacious sitting room with feature fireplace. To the left will be found the kitchen with fitted units, electric oven and hob and an arch leading through to the dining room with French doors out onto a covered seating area and courtyard garden. Off the inner hall are three bedrooms, two of which are doubles, one being ensuite and the other having generous built in wardrobe space. Bedroom three is located at the rear with views over the courtyard garden and would make an ideal study or hobby room. The family bathroom is also located off the inner hall.

This is an excellent opportunity in which to create a bespoke spacious bungalow in an extremely desirable village location. Viewing is highly recommended.

Outside

The rear garden has been designed to be low maintenance, mainly paved with a hedge border, garden shed and gated pedestrian access to the front gardens and rear of the garage. The front garden is mainly neat lawn with border beds containing clipped shrubs and hedging enclosed by a small attractive brick wall. To the side is an attached garage along with driveway parking to the front.

Services

Mains water, drainage and electricity connected. Storage heaters.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

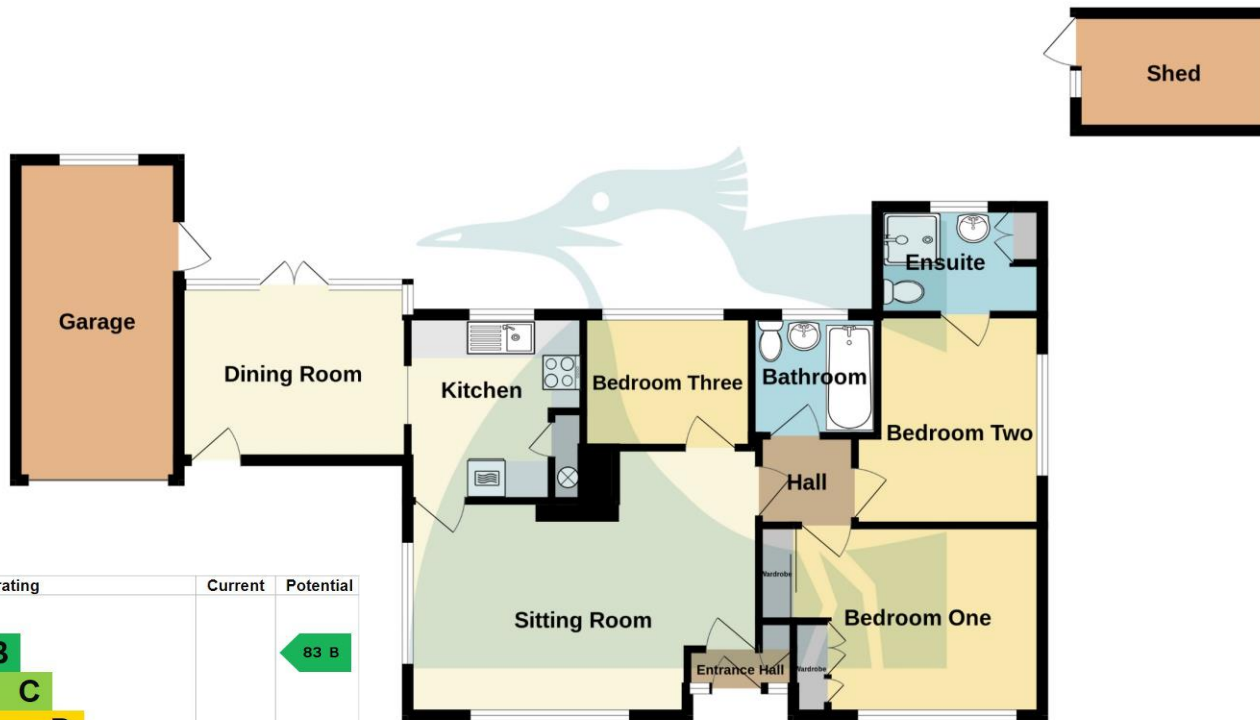
Agents Note

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.



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

Ground Floor
991 sq.ft. (92.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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Entrance Hall

Sitting Room

17' 11" x 10' 11" (5.46m x 3.32m)

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m)

Dining Room

11' 8" x 8' 11" (3.55m x 2.72m)

Inner Hall

Bedroom One

12' 8" x 9' 8" (3.86m x 2.94m)

Bedroom Two

10' 9" x 9' 5" (3.27m x 2.87m)

En-Suite

8' 5" x 5' 6" (2.56m x 1.68m)

Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m)

Family Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Garage

16' 4" x 8' 4" (4.97m x 2.54m)

Shed

10' 0" x 6' 0" (3.05m x 1.83m)

Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

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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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