



19 Hog Green
Elham, Canterbury, CT4 6TU
£350,000

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19 Hog Green

A detached bungalow in favoured village cul-de-sac location, further benefitting from a garage and large garden with pretty views.

Situation

The property is excellently located towards the far end of a sought-after cul-de-sac on the outskirts of the village, just off the historic village square in this highly desirable setting. Much of the village is a designated conservation area, surrounded by stunning countryside classified as an Area of Outstanding Natural Beauty. Residents can enjoy an abundance of scenic walks, bridleways, and cycle routes right on their doorstep. Elham offers a strong sense of community with a good range of amenities, including a general store, charming tea rooms, a well-regarded Primary School, a Doctors' Surgery, two churches, and a thriving community hall. For leisure and dining, the village boasts floodlit tennis courts and the ever-popular Kings Arms pub and restaurant. A regular bus service runs through the village, providing easy access north to the historic cathedral city of Canterbury and south to Folkestone, home to the Channel Tunnel. Both locations offer a wealth of shopping, recreational, and educational facilities, as well as mainline train services to London, with high-speed connections to St Pancras in under an hour. For commuters, the M20 motorway and Sandling Junction mainline station are just a short drive away. A little further along the M20 lies Ashford, a rapidly expanding business hub with direct rail access to London.

The Property

An excellent opportunity to purchase a detached bungalow, now well worthy of modernisation, situated in a desirable location on the edge of the popular village of Elham. The accommodation comprises two bedrooms, a shower room, fitted kitchen, and a good-sized L-shaped sitting/dining room featuring a fireplace with a wood-burning stove. Off the dining area is a conservatory, providing additional light and garden views. To the side of the property is a garage with a covered lean-to, featuring a quarry-tiled floor,

leading to a utility area and providing access to a rear workshop. Although the property requires complete refurbishment and updating throughout, it benefits from a desirable setting, generous gardens, and lovely open views. The property is offered for sale with no onward chain, and early viewing is highly recommended.

Outside

The front garden is laid to lawn and enclosed by a low brick wall, with a paved path leading to the front door. The rear garden is of generous size, laid mainly to lawn with some shrubs, two garden sheds, and a delightful, centrally placed established cherry tree. It is fully enclosed with a rear gate and offers views over the Elham Valley.

Services

Electric storage heaters, mains water, electric and drainage are understood to be connected.

Local Authority

Folkestone & Hythe District Council

Tenure

Freehold

Current Council Tax Band:

EPC Rating:G

Agents Note

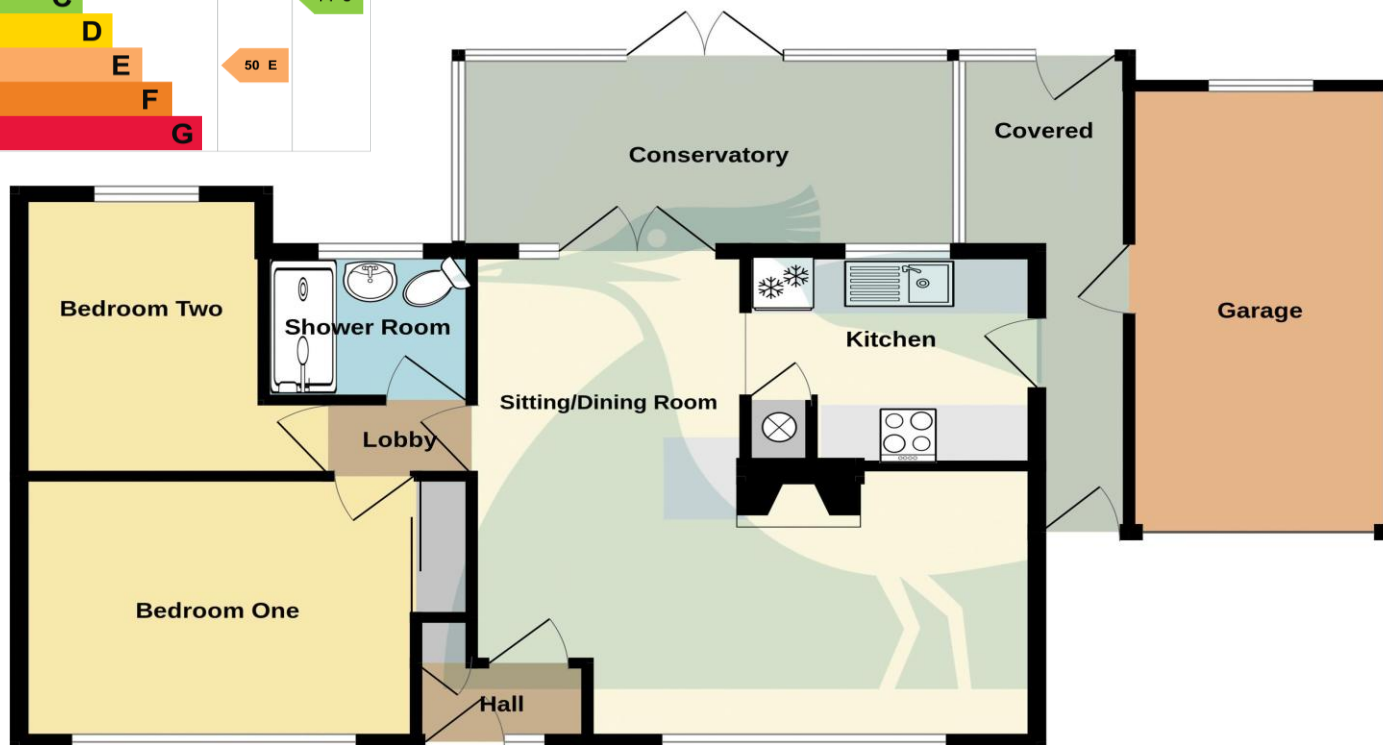
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Ground Floor 893 sq.ft. (82.9 sq.m.) approx.



Hall

5' 5" x 2' 10" (1.65m x 0.86m)

Sitting/Dining Room

17' 11" x 17' 10" (5.46m x 5.43m) 'L' Shaped

Kitchen

8' 10" x 7' 7" (2.69m x 2.31m)

Bedroom One

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

Bedroom Two

10' 3" x 7' 11" (3.12m x 2.41m)

Shower Room

6' 5" x 5' 5" (1.95m x 1.65m)

Conservatory

15' 8" x 7' 1" (4.77m x 2.16m)

Covered Utility Area

Garage

16' 2" x 8' 3" (4.92m x 2.51m)

TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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