



4 St Mary's Cottages, Duck Street  
Elham, Canterbury, CT4 6TN  
£375,000

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# 4 St Mary's Cottages

Duck Street, Elham, Canterbury

A most charming period cottage located just off the ancient village square with a beautiful inglenook fireplace and a lovely long established garden.

## Situation

This property enjoys a prime location just off the historic village square in a highly sought-after 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. The village offers a strong sense of community with an excellent 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 its International Rail Station, offering direct Eurostar links to Europe and an exceptional 37-minute journey to London St Pancras.

kitchen boasts quarry-tiled flooring and thoughtfully designed fitted units, incorporating a Esse electric range cooker with a large extractor hood above. Flowing seamlessly from here is a charming dining area, a practical rear porch, and a convenient cloakroom/WC. Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from a useful walk-in wardrobe. A spacious shower room, elegantly fitted with a crisp white suite, completes the accommodation.

## Outside

The rear garden is beautifully established, stretching approximately 140 feet in length. It features raised beds, multiple patio areas perfect for outdoor entertaining, and a rich variety of mature trees, plants, and shrubs that create a charming and secluded atmosphere. Please note there is a right of way through the garden for the adjacent property, to be used if and when needed. The front garden is designed for low maintenance, featuring an attractive slate area complemented by a brick pathway, neatly bordered with fragrant lavender hedging, adding to the property's delightful curb appeal.

## Services

Mains water, electricity and drainage connected.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: G

## The Property

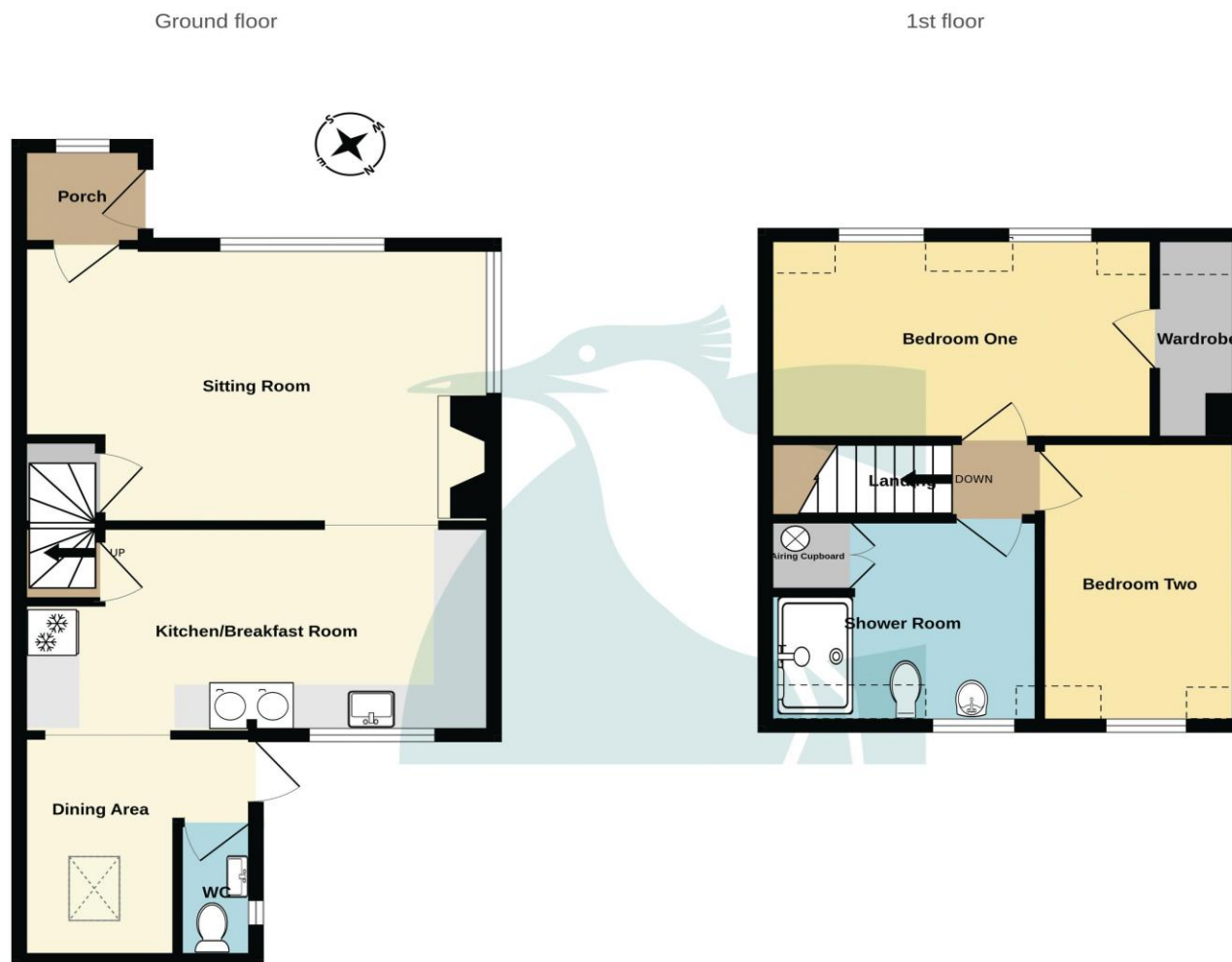
This enchanting character cottage exudes charm, featuring classic colour-washed rendered elevations beneath traditional plain clay tiled roof slopes. Stepping through the front porch, you are welcomed into a delightful sitting room where an impressive inglenook fireplace takes center stage. Beautifully fitted with an ornate wood-burning stove and a striking bressumer beam above, this space is further enhanced by exposed wooden flooring, adding warmth and character. The bespoke-style





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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 Porch

4' 10" x 4' 1" (1.47m x 1.24m)

## Sitting Room

17' 10" x 11' 9" (5.43m x 3.58m)

## Kitchen/Breakfast Room

17' 5" x 8' 6" (5.30m x 2.59m)

## Dining Area

9' 5" x 6' 0" (2.87m x 1.83m)

## Cloakroom/WC

5' 4" x 2' 10" (1.62m x 0.86m)

## Bedroom One

14' 8" x 8' 7" (4.47m x 2.61m)

## Bedroom Two

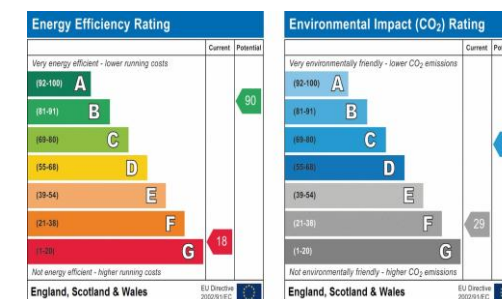
11' 11" x 7' 7" (3.63m x 2.31m)

## Spacious Shower Room

9' 9" x 8' 7" (2.97m x 2.61m)

## 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.



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