



Highfield  
High Street, Elham, Canterbury, CT4 6SX  
£585,000

[colebrooksturrock.com](https://www.colebrooksturrock.com)





# Highfield

High Street, Elham, Canterbury

Deceptively spacious, three / four bedroom family house with garage, parking and glorious views.

## Situation

The property is excellently located close to the centre of the village and enjoys an attractive outlook across the Elham Valley. Much of the 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, two Public Houses, one containing a Post Office facility, two Churches, Restaurant/Coaching Inn 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. A little further afield is the expanding business centre of Ashford along with Ashford International with links to some European destinations.

## The Property

On first inspection, it is not obvious of what awaits you as Highfield is truly a most unusual, spacious and interesting property, for which an internal viewing is genuinely necessary to appreciate the accommodation on offer.

Highfield is a deceptively sized semi-detached centrally positioned village property, which has been extended, to provide surprising family accommodation being approximately 1800sq ft.

The main ground floor includes a good size hall, spacious sitting room, a generous conservatory with some simply stunning views, a fitted kitchen/breakfast room, dining room/bedroom and a shower room/WC.

Offset to the rear of the property and accessed from the kitchen/breakfast room is a study at a mezzanine level with a large studio/family room below. Then at the first floor level is a landing with three bedrooms and a family bathroom.

## Outside

The rear gardens have a glorious view across the immediate adjoining Elham Valley countryside with various levels of generous paved patio with brick edging designed to appreciate this wonderful view no matter where you are in the garden. The remainder is laid to lawn and interspersed with a variety of trees and shrubs as well as a useful shed.

To the front is a paved patio with a mixed bed full of interest and colour. To the side and being attached is a garage with good driveway parking.

## Services

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

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: D

## EPC Rating: F

## Agents Note

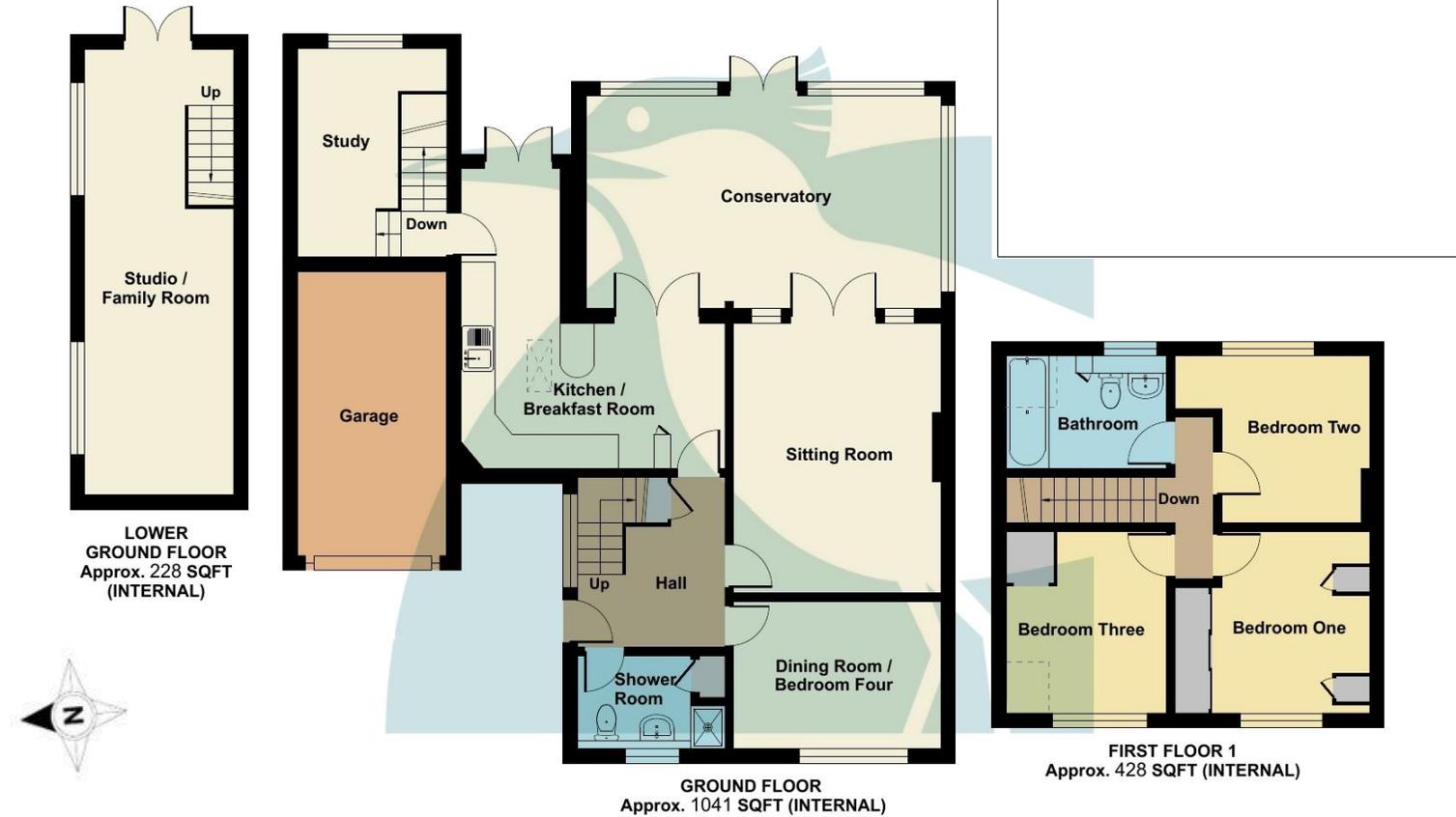
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1842 sq ft / 171.1 sq m (includes garage)  
 Limited Use Area(s) = 16 sq ft / 1.4 sq m  
 For identification only - Not to scale

Denotes restricted head height



**Entrance Hall**

**Kitchen/Breakfast Room**

17' 6" x 15' 6" (5.33m x 4.72m)

**Sitting Room**

16' 5" x 12' 4" (5.00m x 3.76m)

**Dining Room / Bedroom Four**

12' 5" x 8' 7" (3.78m x 2.61m)

**Shower Room**

8' 7" x 5' 5" (2.61m x 1.65m)

**Study**

12' 2" x 9' 5" (3.71m x 2.87m)

**Conservatory**

20' 4" x 12' 5" (6.20m x 3.78m)

**Lower Ground Floor**

**Studio / Family Room**

26' 0" x 8' 3" (7.92m x 2.51m)

**First Floor Landing**

**Bedroom One**

11' 8" x 9' 9" (3.55m x 2.97m)

**Bedroom Two**

11' 8" x 9' 9" (3.55m x 2.97m)

**Bedroom Three**

10' 7" x 9' 5" (3.22m x 2.87m)

**Bathroom**

9' 9" x 6' 6" (2.97m x 1.98m)

**Garage**

16' 7" x 9' 0" (5.05m x 2.74m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1006263

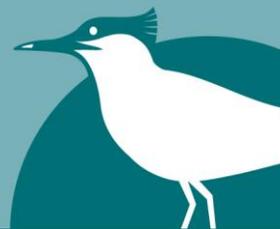
Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



colebrooksturrock.com



Also in: Ash • Hawkinge • Saltwood • Sandwich • Walmer

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.