



FOUNDATION

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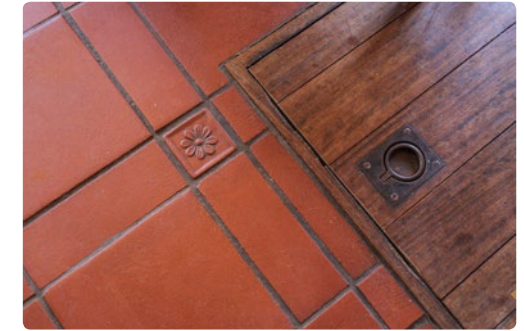
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Ox Road Farm, North Elham, CT4 6NN

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Ox Road Farm, North Elham CT4 6NN

- Splendid Detached Property
- Bursting With Period Features
- Exposed Beams & Open Fireplaces
- Almost 2600 Sq.Ft Of Versatile Accommodation
- Characterful Kitchen Breakfast Room & Utility Area
- Repointed Brickwork & New Timber Framed Windows
- Set Within 0.38 Acres Of Stunning Grounds
- Rural Location Overlooking Countryside

SITUATION:

Whilst much of the countryside surrounding the village is arable farmland there are still patches of grassland where wildlife is allowed to flourish such as Baldock Downs and Hall Downs. For much of its history, Elham was a small market town, and it retains many of the fine buildings of its late medieval and Tudor heyday. The Square or old marketplace of Elham adjoins the churchyard of the Grade I listed church of St. Mary, on the north side and dates from 1251. The village is served by several fine pubs, a tearoom, a village stores and a village hall which hosts numerous clubs and societies. The village also benefits from a doctor's surgery and a Church of England primary school.

The bustling cathedral city of Canterbury is just nine miles away, whilst the coastal town of Folkestone is approximately five miles away and offers a good selection of amenities. Canterbury is a vibrant and cosmopolitan city, with a thriving city centre

offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

The city has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International Station (approx. 15 miles) and the Channel Tunnel at Folkestone (approx. 6 miles) both provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.



DESCRIPTION:

A characterful detached residence dating back to the 18th century and bursting with period charm and splendid period features. Situated in a rural part of Elham overlooking countryside and occupying a generous 0.38 of an acre.

The property has a wealth of history and was once a working farmhouse, it was then sympathetically extended in the late 1970's and now offers almost 2600 sq.ft of spacious and versatile accommodation.

The facade has beautifully repointed brickwork, a Kent peg tiled roof and recently installed timber framed leaded windows. The interior reflects the same level of character with exposed beams, intricate brick work, inglenook fireplaces and latch key doors.

The handsome front door opens into a quarry tiled entrance hall with stairs to the first floor. To the right there is a grand sitting room with inglenook fireplaces and exposed



beams, whilst to the left there is the formal dining room which also features a beautiful fireplace in which a wood burning stove is nestled within.

To the rear of the property, there is a kitchen breakfast room which has a unique curved brick chimney breast, perfect for housing an aga or double range stove, the units are solid wood with tiled work surfaces which integrate an electric oven and induction hob.

An archway leads one through to a dining area with French doors to the garden and access to a cellar via a hatch in the floor, this would have been the pump room for the dairy, the space is further enhanced by a utility area with cloak room.

To the first floor one will find a well-appointed family bathroom and three double bedrooms, the largest bedroom has dual aspect views and an ensuite bathroom. From the galleried landing, stairs rise to the second

floor which has a large vaulted double bedroom and a dressing room/office.

OUTSIDE:

Ox Road Farm occupies a generous 0.38 acre plot of beautiful grounds with uninterrupted views of paddocks and countryside.

To the front of the property there are neatly pruned topiary hedging bordering the brick wall, to the right there is a gravelled driveway which leads to a detached vaulted double garage, this offers the potential to be converted into a small annexe. STPC

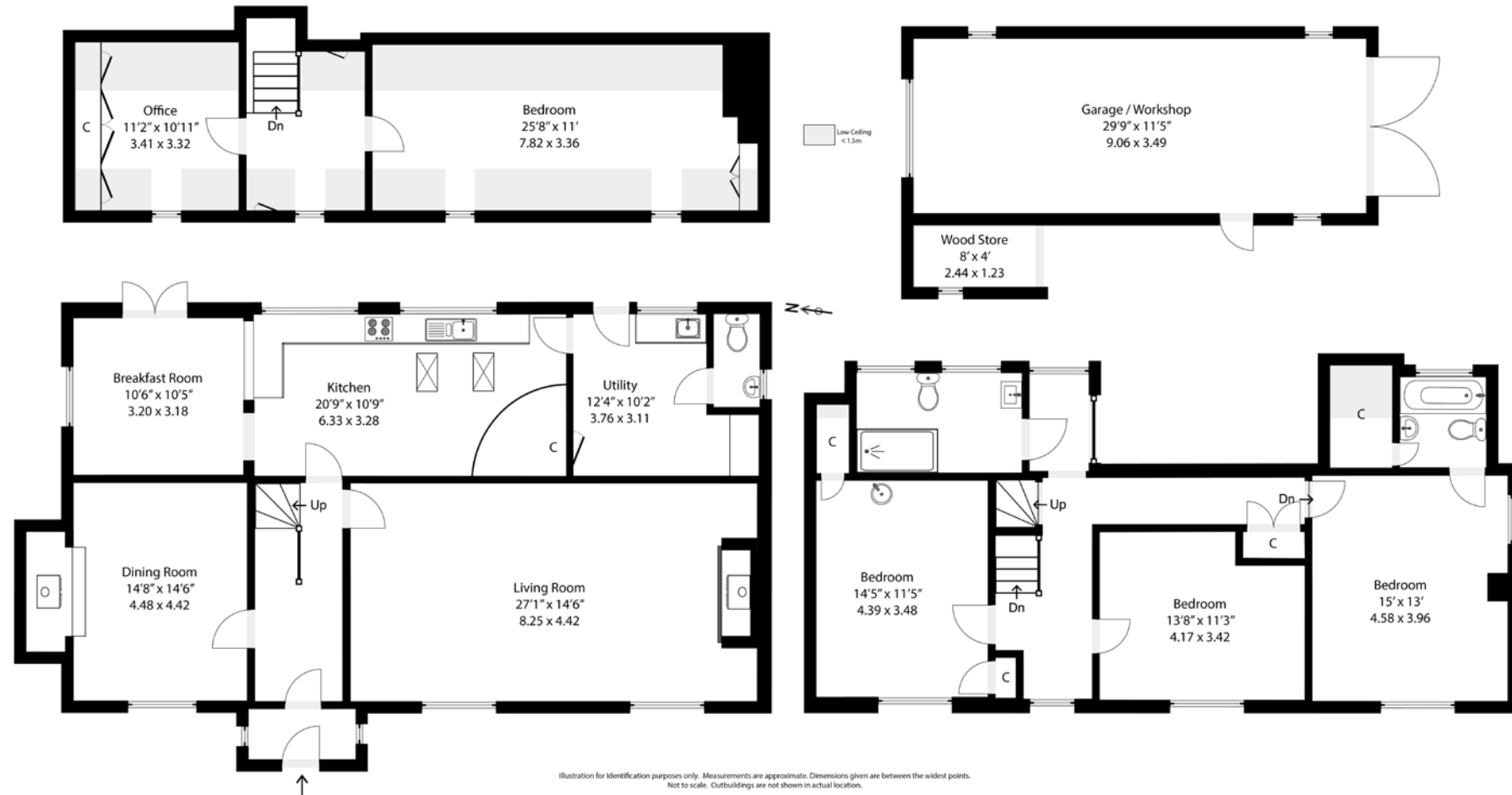
The garden wraps around the property and is mainly laid to lawn with young trees and established shrubs, there is a garden patio which runs the full width of the property and is the perfect spot to enjoy the morning sunshine.











TOTAL FLOOR AREA: 2952 sq. ft (274 sq. m)
 HOUSE: 2575 sq. ft (239 sq. m)
 GARAGE: 377 sq. ft (35 sq. m)



EPC RATING
 F



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 Oil Fuelled Heating & Private Drainage

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