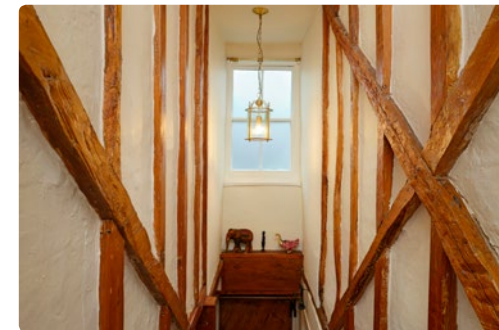




Coleman House, Cullings Hill, Elham, Canterbury, CT4 6TE

4 BEDROOMS | 2 BATHROOMS | 4 RECEPTIONS

Freehold



Coleman House, Cullings Hill, Elham, Canterbury, CT4 6TE

- Enchanting Detached Period Residence
- Flourishing In Character & Charm
- Inglenook Fireplaces & Exposed Beams
- Beautifully Crafted Wooden Sash Windows
- Multiple Receptions & Kitchen Breakfast Room
- Four Bedrooms & Two Bathrooms
- South Facing Rear Garden & Off Road Parking
- In The Heart Of Elham Village

SITUATION:

Coleman House enjoys a wonderful central location just off the main high street and moments from the village square in the picturesque village of Elham, which can be found deep in the heart of the North Downs and within the Kent Downs area of Outstanding Natural Beauty.

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 store 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.



DESCRIPTION:

An Enchanting four-bedroom detached period residence nestled in the heart of Elham village, offering a substantial south-facing rear garden and off-road parking.

Coleman House presents an attractive symmetrical Georgian façade with recently replaced sash bay windows. Internally, the home dates back to medieval years, which is reflected in the period features flourishing throughout, such as latch-key doors, exposed beams, and inglenook fireplaces.

The property has been with one family for over forty years, and they have lovingly restored and renovated time to ensure strong foundations and modern convenience.



Extended in the 1980s, the property now offers almost 1,700 sq. ft of versatile space, which includes a large dry cellar. Currently, the ground-floor living space offers multiple receptions with the opportunity to open up the space depending on individual requirements.

The handsome oak front door opens centrally. To the left there is a characterful sitting room with an open fireplace, whilst to the right is a bay fronted formal dining area that leads directly into a breakfast room with an exposed brick inglenook fireplace.

The kitchen overlooks the pretty south-facing garden and has been fitted with an array of wall and floor units surrounding all the main appliances. The space is further enhanced by a convenient utility room.

The ground floor is complete with a cloakroom and study area.

To the first floor, there are four generously proportioned bedrooms and a well-appointed family bathroom. The largest bedroom has an array of fitted wardrobes and benefits from an ensuite shower room.

OUTSIDE:

The south-facing garden is as long as it is wide and is mainly laid to lawn, interspersed with established shrubs and young trees. There is also a vast patio area spanning the full width of the house, providing plenty of space for entertaining.

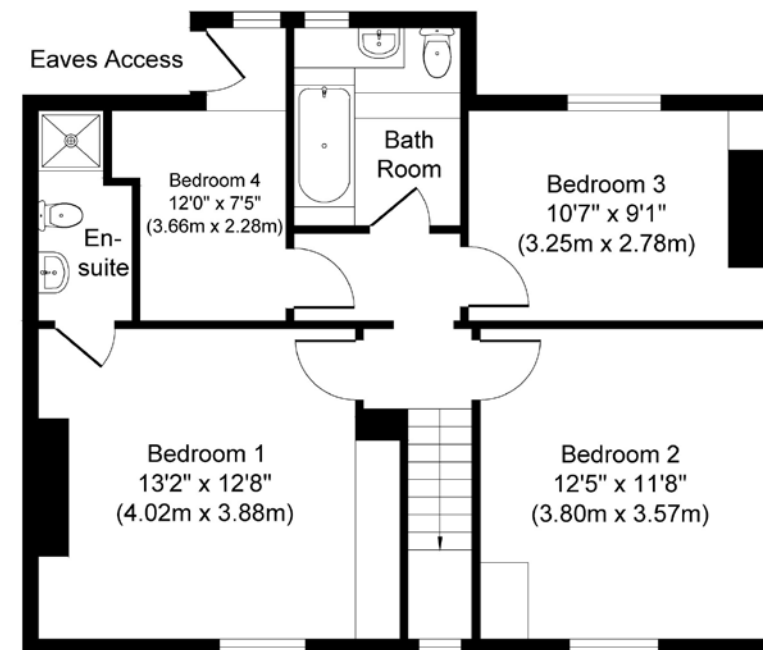
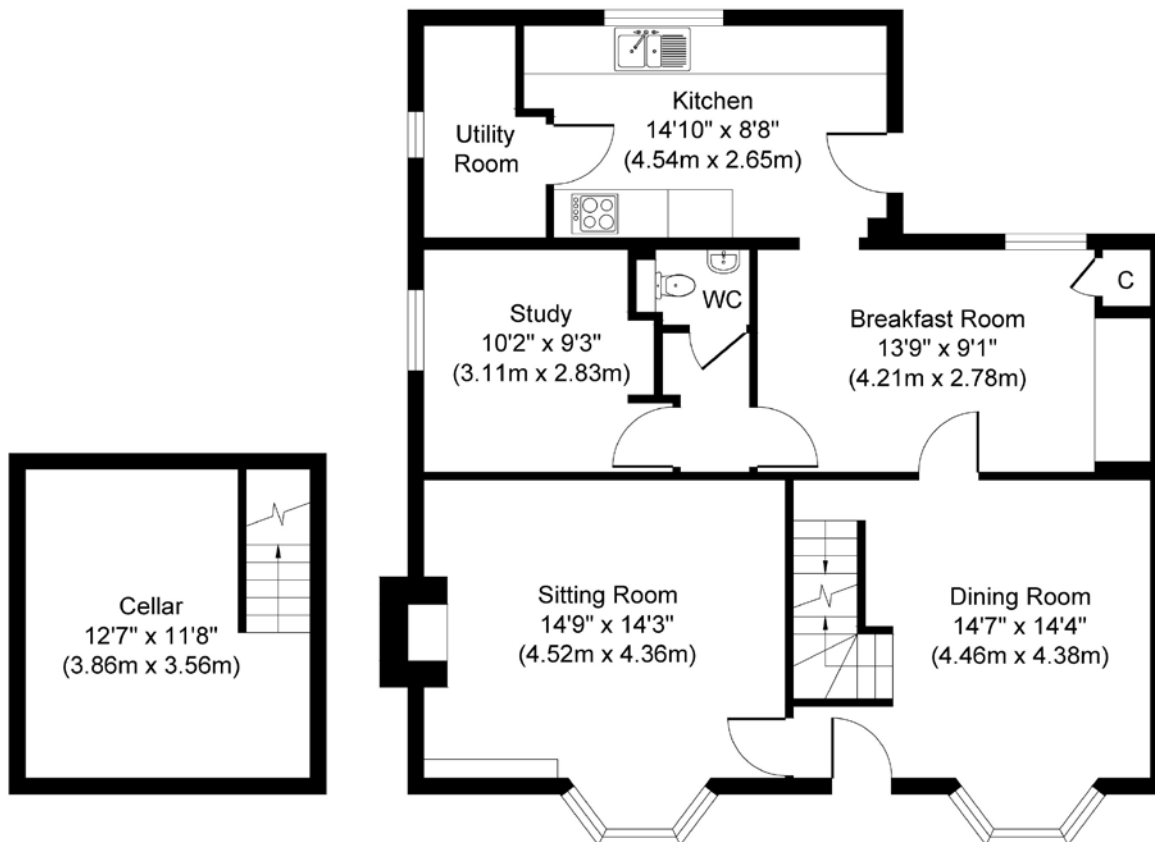
A pathway leads to a gate at the rear of the garden, where there is access to two parking spaces.











TOTAL FLOOR AREA: 1696 sq. ft (157 sq. m)



EPC RATING
F



COUNCIL TAX BAND
F



GENERAL INFORMATION
Oil fuel & mains drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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