



# The Well House

North Elham, Elham, Kent



## A beautifully appointed country house providing a wonderful lifestyle in a stunning garden setting

An outstanding family house sensitively combining modern amenities with period features having undergone a comprehensive programme of refurbishment and rebuilding, located in a glorious rural setting in the Kent Downs National Landscape.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**DOUBLE CARPORT**



**ABOUT 1 ACRE**



**FREEHOLD**



**RURAL/VILLAGE**



**5,037 SQ FT**



**GUIDE PRICE  
£1,900,000**



### The property

The Well House is a beautiful family home set in the stunning Elham Valley midway between Canterbury and the vibrant town of Folkestone. The house has been fundamentally rebuilt and extensively remodelled by the owners to deliver an exceptionally elegant and comfortable home with careful thought to the requirements of family life. The house has Victorian, Edwardian and possibly earlier origins which are now fronted by a wonderful façade replicating the appealing symmetry of the Georgian era.

Beneath a pillared portico, the front door opens to an entrance lobby and elegant reception hall beyond. Sitting to the centre of the house, this generous space provides an exceptional start to the sophisticated and well-designed accommodation. To the right of the hall, three reception rooms (a drawing room, a dining room and a study) enjoy Edwardian proportions with high ceilings and large windows and fireplaces. The dining room has a deep bay window, as does the study which is lined with fitted bookshelves and cupboards. The drawing room has two sets of French

doors opening to the garden, and flooding the room with light.

Across the hall, a fantastic family kitchen is arranged around an island and Aga. Fitted with timeless, traditionally styled units, the room is open to a beautiful orangery which is flooded with light and draws in the landscaped gardens. Adjoining the kitchen is a useful boot room with access down to the cellar as well as a generous utility room.

The staircase rises to a spacious landing, passing a tall sash window with southerly views toward Elham. Together with the hall these wonderfully indulgent spaces give the house a lovely, generous and airy feel. The principal bedroom is double aspect with stunning views over the surrounding countryside and benefits from a fitted dressing room and an en suite bathroom. There are three further bright double bedrooms, two of which are en suite, all with fireplaces. The family bathroom completes this level. Stairs then rise to the second floor where there are two further bedrooms, one en suite, and also a dressing room.













## Outside

The Well House is approached through double five-bar gates to a block-paved driveway providing parking in front of the carport, which has a cloakroom and a room above. In addition to creating an exceptional house, the regeneration project encompassed landscaping the grounds to create a suitably beautiful setting and the perfect backdrop for the house. Close to the house sheltered terraces provide peaceful spots in which to enjoy the surroundings. To the front, steps rise to a terraced lawn flanked by beautifully planted rose and shrub borders. From this elevated level the view unfolds over the top of established hedging.

An additional terrace houses an ornate vegetable garden with raised beds and a greenhouse enclosed by beech and yew hedging. The garden continues, providing a series of captivating 'rooms' and a journey moving from the more formal planting to the front of the house to the informality of the wildflower garden with meadowlike planting and a wildlife pond.

Paths meander through the orchard underplanted with meadow grasses and flowers, all nestled amongst

the quintessentially Kentish countryside of the breathtaking Elham Valley.

## Location

Situated within the Kent Downs National Landscape. Elham has a church, village hall, a GP surgery, a highly regarded gastro-pub, a museum, playground, cricket club and primary school, and enjoys access to the 21-mile Elham Valley Way. Canterbury, Folkestone and Sandwich offer an array of more extensive shopping, educational and leisure amenities, with Sandwich also being home to the renowned Royal St George's Golf Club. More highly regarded golf clubs are at Rye, Littlestone, Canterbury and Deal. The area offers numerous sporting opportunities including Folkestone & Canterbury Rugby Clubs, County cricket at Canterbury and sailing off the south coast.

Communications links are excellent: regular High Speed train services from Ashford International to London St Pancras in about 37 minutes. The nearby A2 and M20 give access to the wider motorway network. There is convenient access to France and Europe via Eurotunnel and the Port of Dover.



## Distances

- Elham 0.8 mile
- Folkestone 7.9 miles
- Hythe 8.1 miles
- Dover 10.7 miles
- Canterbury 11.3 miles
- Ashford 13.9 miles
- London City Airport 68.5 miles

## Nearby Stations

- Ashford International (London from 37 minutes)
- Sandling (London from 68 minutes)
- Folkestone (London from 56 minutes)
- Canterbury West (London from 56 minutes)

## Key Locations

- Howletts & Port Lympne Wild Animal Parks
- Canterbury Cathedral (UNESCO World Heritage Site)
- The Beany House of Art and Knowledge (museum and gallery)
- Canterbury Roman Museum
- St Augustine's Abbey
- Westgate Gardens and Towers
- Wingham Wildlife Park

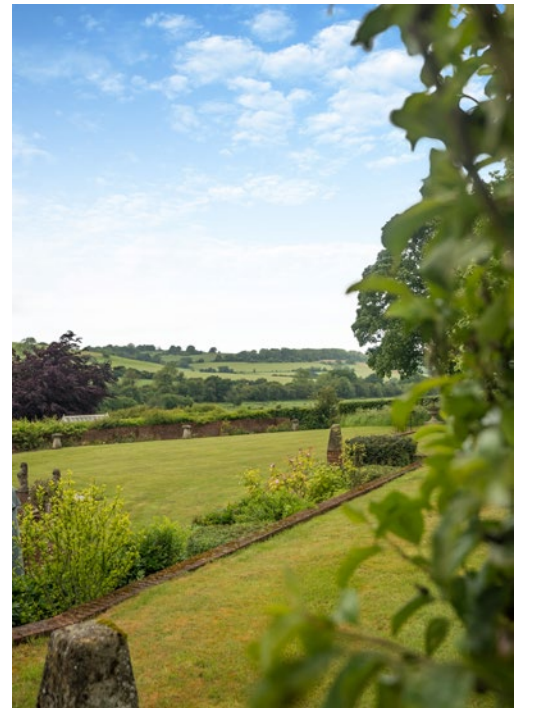
## Nearby Schools

- The Harvey Grammar School
- Folkestone School for Girls
- Kent College, Canterbury
- St Edmund's School, Canterbury
- The King's and Junior King's School
- Spring Grove School, Wye
- St Faith's at Ash School
- Simon Langton Grammar Schools, Canterbury

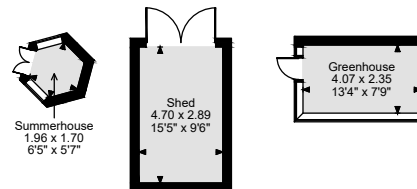
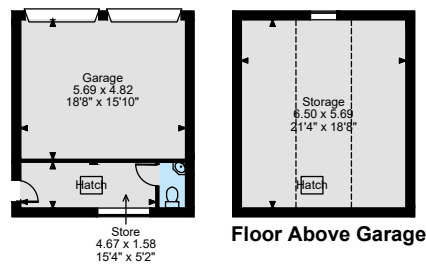
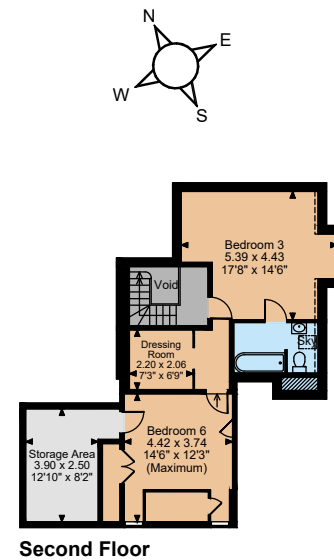
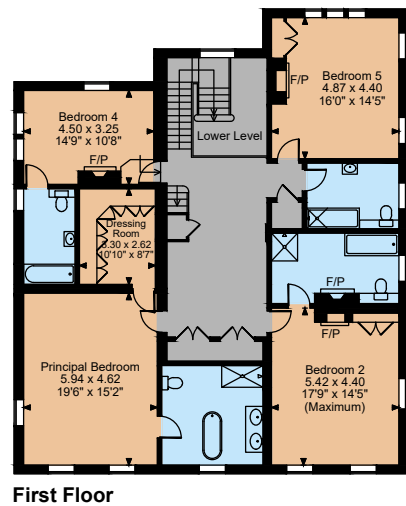
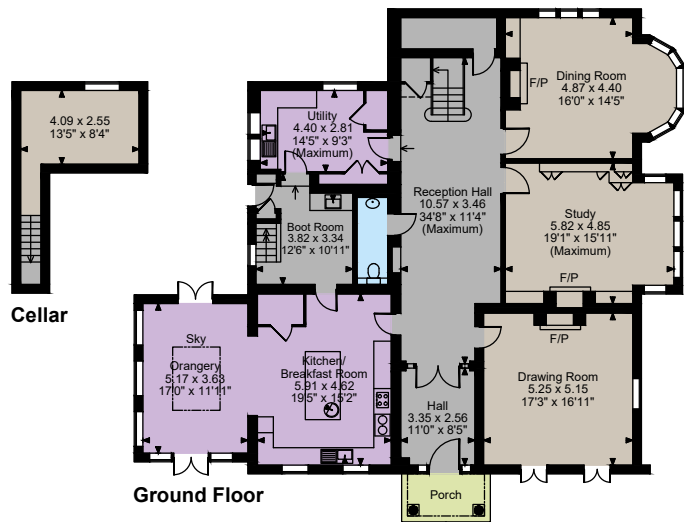




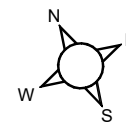








The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639209/SS



## Floorplans

Main House internal area 5,037 sq ft (468 sq m)  
 Garage internal area 295 sq ft (27 sq m)  
 Stores internal area 231 sq ft (21 sq m)  
 Outbuildings internal area 276 sq ft (26 sq m)  
 Total internal area 5,839 sq ft (542 sq m)  
 For identification purposes only.

## Directions

CT4 6UY  
 what3words: ///landlords.sharpness.patrolled - brings you to the driveway

## General

**Local Authority:** Folkestone & Hythe District Council

**Services:** Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. The buyer should seek their own confirmation. Oil heating with some underfloor heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Finn's

82 Castle Street, Canterbury, Kent CT1 2QD

**01227 454111**

canterbury@finns.co.uk

finns.co.uk

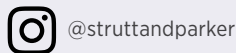
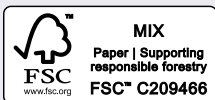
## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

canterbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker and Finn's give notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker and Finn's do not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker and Finn's do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars revised September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Finn's is a trading style of Finn's (1865) Ltd.