

Littlegate House
Park Gate, Elham



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2,946 sq ft (274 sq m) | Freehold
4 reception rooms | 4 bedrooms | Garage
Cottage annexe 909 sq ft (85 sq m)
About 8.4 acres

Offers over £1,500,000

Approached via serene woodland and set on ancient chalk grassland, this exceptional family home benefits from generous grounds and outbuildings, offering a haven of calm and privacy

Nestled in a tranquil, wooded corner of the Kent Downs and complemented by generous ancillary accommodation, this bright, airy detached four bedroom home enjoys sweeping valley vistas, meticulously landscaped gardens and grounds, a mature orchard and a tranquil, serene atmosphere.

The heart of the ground floor is the superb, open-plan kitchen, breakfast and family room, with its stylish, modern, bespoke kitchen with low-level lighting and ample Shaker-style and wooden units, together with a range cooker. Double doors lead from the family room to the sunny conservatory with amazing views. French doors from here open to the gardens.

The ground floor accommodation also comprises a generously proportioned sitting room with a handsome brick-built fireplace (fitted with a log burner), a formal dining room and a private study/home office.

A galleried landing gives access to four well-appointed double bedrooms. These include the 24ft principal bedroom, inspired by Japanese design, with its built-in wardrobes and dresser, dressing room with fitted storage and en suite bathroom. Two of the three further bedrooms benefit from fitted wardrobes, while the first floor also has a family bathroom.

The Cottage
The detached cottage provides valuable ancillary accommodation, either for guest use or to accommodate family members. The ground floor has a comfortable sitting room, a well-equipped kitchen, a bedroom and a shower room. An external staircase rises to a first-floor office or bedroom, and a cloakroom.



Outside

The property has stunning gardens and grounds, with far-reaching views across the surrounding valley. Dual five-bar gates open to the drive at the front, which leads to a parking area and the detached garage. Additional outbuildings include a variety of sheds, greenhouses and stores.

There is a sunny patio at the rear and a variety of seating areas to relax and unwind or enjoy alfresco dining, with an expanse of lawn beyond, bordered by well-stocked beds and mature hedgerow. Beyond the gardens are open fields for livestock grazing, as well as substantial mature orchard.

Location

The property is situated in a peaceful rural location to the south-east of Canterbury, surrounded by beautiful Kent Downs landscapes. Nearby Elham village has a thriving community, with a public house, a parish church, a doctor's surgery and a primary school. Lyminge, Kingston and Barham offer further amenities, including village shops and primary schooling, with Folkestone nine miles away and Canterbury 10 miles away, both offering a wide range of educational, leisure and shopping facilities.

The property is well placed for road and rail links, with the A2 about two miles away and linking to the M2 and wider motorway network. Mainline rail is available from Folkestone and Canterbury, with services to London Victoria and Charing Cross and access to the high-speed service to St Pancras (taking under an hour). The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT4

General

Local Authority: Folkestone & Hythe District Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage at the property complies with the relevant regulations. Confirmation is being sought.
Council Tax: Band F EPC Rating: House - D; Cottage - D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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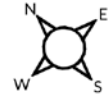
Main House internal area 2,946 sq ft (274 sq m)

Garage internal area 358 sq ft (33 sq m)

Greenhouses & Sheds internal area 1,090 sq ft (101 sq m)

Cottage internal area 909 sq ft (85 sq m)

Total internal area 5,303 sq ft (493 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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