



The Arc

Holly Hill, Elham, Kent CT4 6NH

Canterbury 12 miles, M20 6 miles, Ashford International 15 miles

A stunning 21st Century country house in one of the finest rural locations in the Elham Valley with exceptional long distant views

Hall | Double reception room | Kitchen | Gallery
Study | Master bedroom with en suite bathroom
3 Further bedrooms | 2 Further bathrooms
(1 en suite) | Cloakroom | Indoor swimming pool
Studio/garden room

Gardens | EPC rating C

About 0.53 of an acre

The Property

Set in a stunning rural location in an Area of Outstanding Natural Beauty in the much favoured Elham Valley, The Arc was conceived and developed by the current owners on the site of an old bungalow. Taking full advantage of the exceptional location, the house is built on a curve to form the arc of a circle in relation to adjoining countryside. With its west facing aspect, the house is flooded with light and also enjoys exceptional views to the north and south which, for a property so conveniently situated to Canterbury and the M20, is a rare attribute.

The Arc is approached along a quiet country lane and through a driveway leading to the house. A contemporary, glazed porte cochere provides shelter from the elements and, on entering the house, one is immediately aware of the stunning location with views through the floor to ceiling windows which run in front of the main staircase. To the left, the principal living accommodation is divided into two distinct areas: a dining space to the rear and a sitting room to the front. The southern wall is fully

glazed and has fabulous views down the valley. A feature slate stone chimney breast houses a gas fire. The kitchen is accessed off the dining space and has a door to the hall. To the right of the hall is a gallery, off which are situated two bedrooms, one with an en suite shower room, and one with a bathroom. There is also a study to the front. At the end of the gallery a door leads into the indoor swimming pool which, again, enjoys superb westerly views.

The staircase rises to a galleried landing over the hall, giving access to the principal bedroom. This provides a large walk-in dressing room and en suite bathroom. Opposite is a similar arrangement of rooms except that, whilst plumbing is in place for it, no bathroom has been fitted.

The Arc stands on a hillside location and has good areas of level lawn to each side. The garden has been landscaped to blend with the surrounding countryside, with a variety of shrub and herbaceous beds. The prominent feature for this iconic building is its natural setting, with the bank behind being naturally planted and with the eye being drawn to the amazing valley views.

Location

The Elham Valley is an Area of Outstanding Natural Beauty and a Special Landscape Area. Elham is an unspoilt village with a good community and local facilities, including a shop, primary school and doctors' surgery, as well as a choice of pubs and a restaurant. Canterbury and Folkestone offer a broader range of amenities.

The nearest station is at Sandling (5.5 miles) and the High Speed service to London St Pancras is accessible at Ashford International and Canterbury West (journey times of 37 minutes and 58 minutes respectively). The property is well placed to access both the M20 and the A2/M2.

General

Local Authorities:

Shepway District Council (01303 853000);
Kent County Council (03000 414141)

Services: The Arc has mains electricity and water, private drainage and oil-fired central heating. Solar panels on the roof provide electricity for the house and return approx. £1,500pa.











Floorplans
Gross internal area.
House: 3,738 sq ft (347.3 sq m).
Outbuilding: 496 sq ft (46.1 sq m).
 For identification purposes only.



Directions

From Canterbury: Take the Elham Valley road off the A2 via Barham. Stay on this road for about 4 miles before approaching Elham village. Turn left (signposted North Elham). Follow the lane uphill and take the first turning on the left into Holly Hill. The Arc is the first property on the left hand side.

From the M20: The turning is on the right (signposted North Elham), about half a mile out of Elham heading north towards Barham.

Canterbury

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

01227 451123

canterbury@struttandparker.com
 struttandparker.com

50 offices across England and Scotland,
 including 10 offices in Central London

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