



6 Derringstone Downs, Barham, Canterbury, Kent, CT4 6QE

Guide Price £415,000

EPC RATING: E

Glorious  
Countryside  
Views

A spacious and light three/ four bedroom family home set on the edge of the sought after village of Barham with attractive front and rear garden, off road parking and glorious far reaching rolling countryside views and lush green landscapes. Accommodation comprises- Ground floor: Entrance hall, family room/office/bedroom four, spacious living/dining room with French doors to conservatory, kitchen with walk through opening to breakfast room, side lobby, cloakroom/WC. First floor: Landing, family bathroom/WC and three bedrooms. Outside: Delightful front and rear garden, off road parking located to the rear of the property. EPC Rating: E



#### **Situation**

This property is situated on 'Derringstone Downs' in the sought after village of Barham. The village is situated at the top of the Elham Valley and to the south of the city of Canterbury. Local amenities include primary school and village community store. The City of Canterbury has a range of secondary schools. A2, Approx. 2 miles. Canterbury West railway station with high speed services Approx. 8 miles. Channel Tunnel Terminal Approx. 13 miles. There is a regular bus service from the village to both Canterbury and Folkestone.

#### **The accommodation comprises**

##### **Ground floor**

##### **Entrance hall**

##### **Family Room/Office/Bedroom four**

11' 11" x 10' 1" (3.63m x 3.07m)

##### **Living/Dining room**

19' 0" x 10' 9" (5.79m x 3.28m)

##### **Conservatory**

9' 2" x 7' 10" (2.79m x 2.39m)

##### **Kitchen**

9' 9" x 7' 10" (2.97m x 2.39m)

##### **Breakfast room**

##### **WC**

##### **Side lobby**

##### **First floor**

##### **Landing**

##### **Bedroom one**

13' 4" x 10' 2" (4.06m x 3.10m)

##### **Bedroom two**

10' 2" x 9' 11" (3.10m x 3.02m)



**Bedroom three**  
9' 9" x 7' 10" (2.97m x 2.39m)

**Bathroom/WC**

**Outside**

**Garden**

The gardens are a particularly attractive feature of the property being generous in size and offering a good degree of privacy and seclusion. The front garden is laid to lawn with a path leading to the front door. Passing around the side of the property to the rear garden, there is a delightful sun terrace, decked terrace and further decked terrace offering plenty of space to sit back and enjoy the tranquility and far reaching countryside views. Pretty summerhouse and two sheds to remain

**Parking**

Vehicular access to the rear of the property where there is a generous off road parking area

**Council Tax Band**

Canterbury City Council (Band C)

**Heating**

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 109 sq m / 1174 sq ft

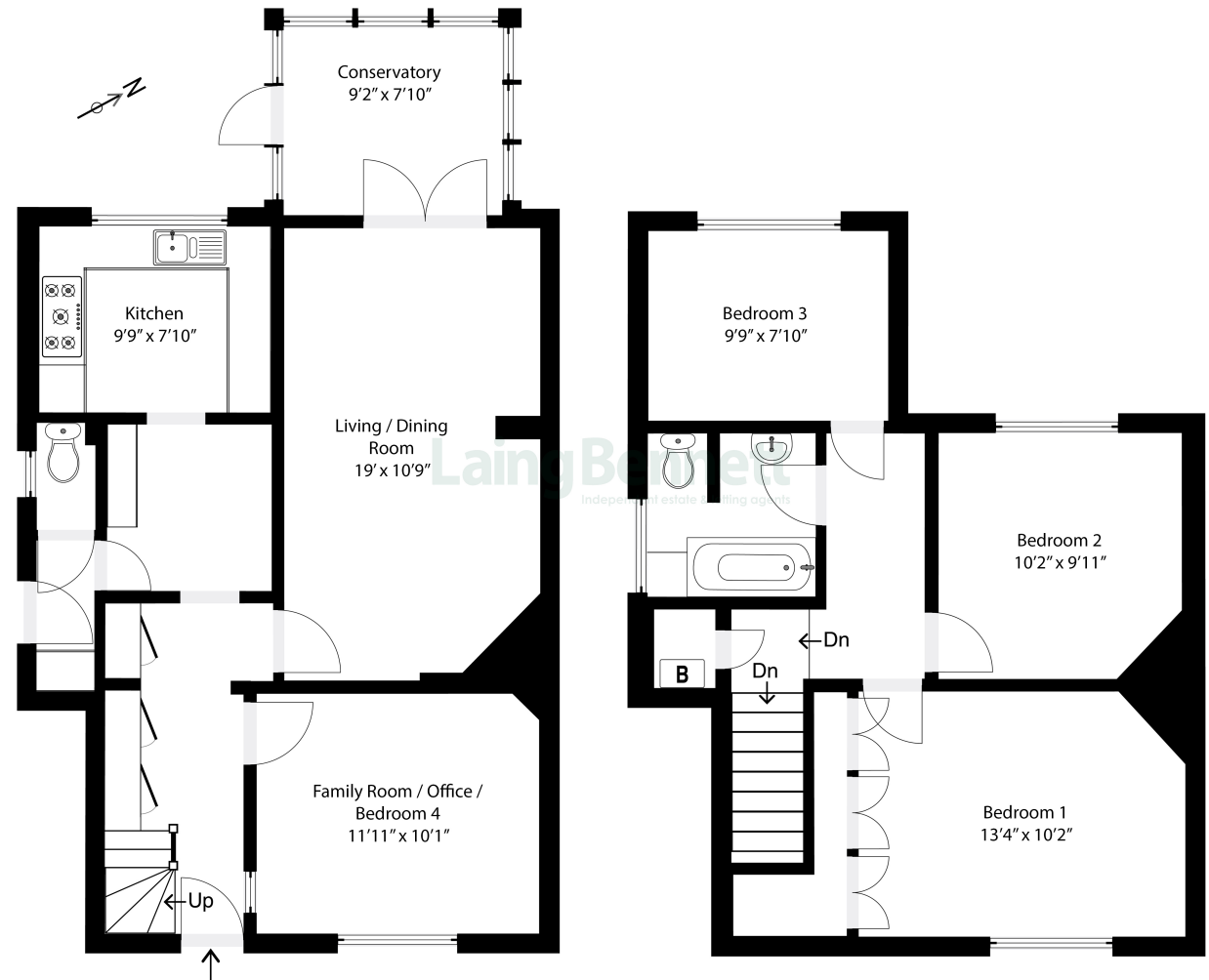


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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