

**Laing
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Independent estate & letting agents



Sleepers Cottage, The Street, Barham, Canterbury, Kent, CT4 6PA

EPC Rating = D

Guide Price £350,000

This beautifully unique Grade II listed semi-detached cottage is set in a charming semi-rural location near Canterbury, in the picturesque village of Barham. Offering the perfect blend of character and modern living, this home has been thoughtfully updated while preserving its historic charm. Stepping through the stunning entrance doorway, you are welcomed into a beautifully presented interior. The heart of the home is the impressive kitchen/dining room, a perfect space for entertaining, featuring a large working open fire that creates a warm and inviting atmosphere. The ground floor also includes a cozy snug living room and a stylish bathroom. Upstairs, the property boasts two spacious double bedrooms, complete with vaulted ceilings, exposed character beams, and built-in storage. Outside, the cottage benefits from a charming rear courtyard with side access. This is a rare opportunity to own a truly special home in a sought-after village location. Viewing is highly recommended! EPC RATING = D

Guide Price £350,000

Tenure Freehold

Property Type Cottage

Receptions 1

Bedrooms 2

Bathrooms 1

Heating Gas

EPC Rating D

Council Tax Band C
Canterbury City Council



Situation

This beautiful property is idyllically located on 'The Street' 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 a primary school and village community store and post office. 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

Kitchen/Dining room

16' 4" x 12' 5" (4.98m x 3.78m)

Living room

10' 10" x 9' 1" (3.30m x 2.77m)

Bathroom

9' 4" x 4' 7" (2.84m x 1.40m)

First floor

Landing

Bedroom one

14' 3" x 10' 0" (4.34m x 3.05m)

Bedroom two

15' 7" x 10' 1" (4.75m x 3.07m)

Outside

Enclosed rear courtyard

Outside cupboard housing the boiler



Approximate Gross Internal Area = 66 sq m / 712 sq ft

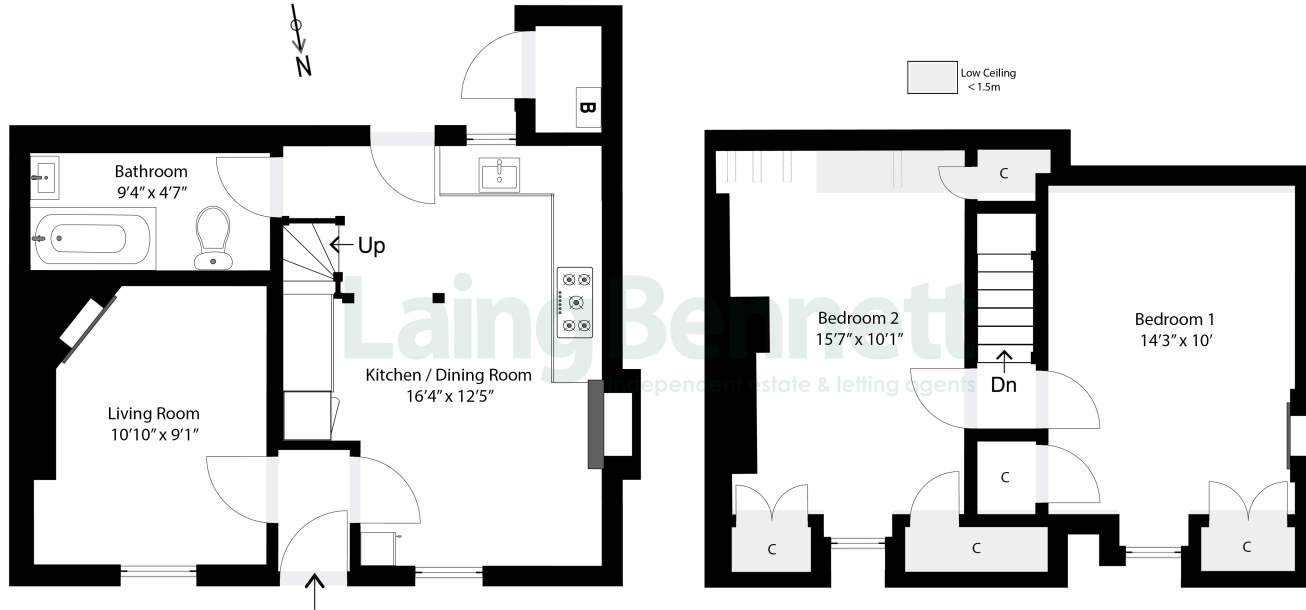
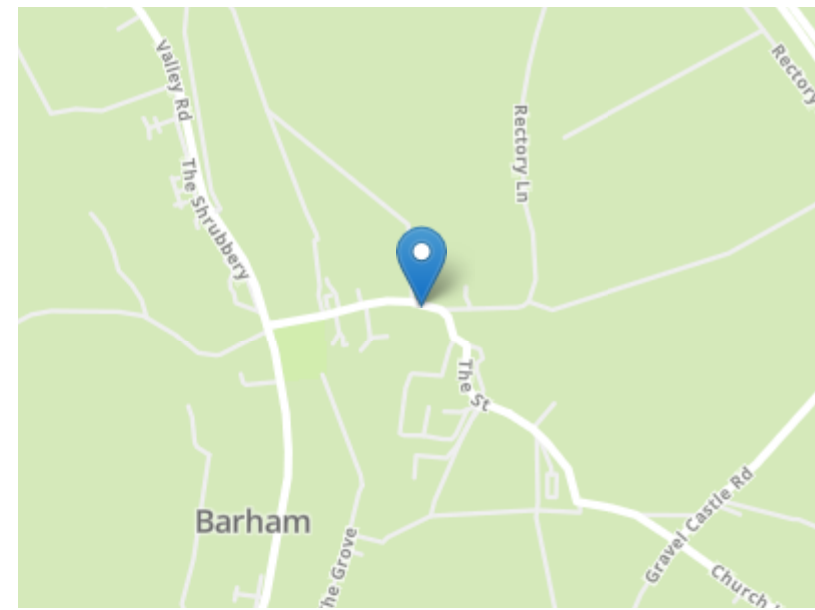


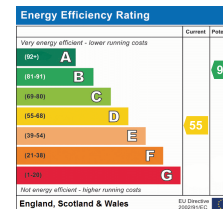
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