







This beautifully refurbished four bedroom home is tucked away in a quiet cul-de-sac in the sought after village of Barham, offering driveway parking along with a glorious rear garden where a mature willow tree provides a serene focal point. The ground floor features a welcoming hallway with a cloakroom, a spacious living room with a wood-burning stove, and a stunning kitchen/dining room with stylish cabinetry, warm wooden worktops, and a wood-burning stove with oven, perfect for cosy family meals and entertaining. Upstairs a light-filled landing leads to four bedrooms, including a generous principal bedroom, two further doubles, and a versatile fourth bedroom, all served by a modern family shower/bathroom/WC. Outside, the private garden is ideal for relaxation or play, while a useful outbuilding/log store to the front adds extra storage. Blending character, contemporary comfort, and in an ideal setting this home is perfectly suited for modern family living. EPC Rating: C

Guide Price £425,000

Tenure Freehold

Property Type Terraced House

Receptions 1

Bedrooms 4

Bathrooms 1

Parking Off road parking

Heating Gas

EPC Rating C

Council Tax Band B
Canterbury City Council



Situation

This property is situated 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, village community store with post office, public house, nearby garden centre, fine ancient church and village hall offering a variety of clubs and Bowls group. With exceptional walks in nearby Forestry England Covert and Cove Woods, also the opportunity of a wine tasting tour at the local Simpsons Wine estate. The historic 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.

Ground floor
Entrance hall
Cloakroom/WC





Living room

18' 6" x 11' 5" (5.64m x 3.48m)

Kitchen/dining room

18' 6" x 12' 5" (5.64m x 3.78m)

First floor

Hall

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom two

11' 5" x 9' 10" (3.48m x 3.00m)

Bedroom three

14' 11" x 9' 9" (4.55m x 2.97m)

Bedroom four

8' 5" x 8' 4" (2.57m x 2.54m)

Shower/bathroom/WC

Outside

Front and rear garden

Off road parking







Approximate Gross Internal Area (Excluding Outbuilding) = 111 sq m / 1195 sq ft
Outbuilding = 6 sq m / 60 sq ft

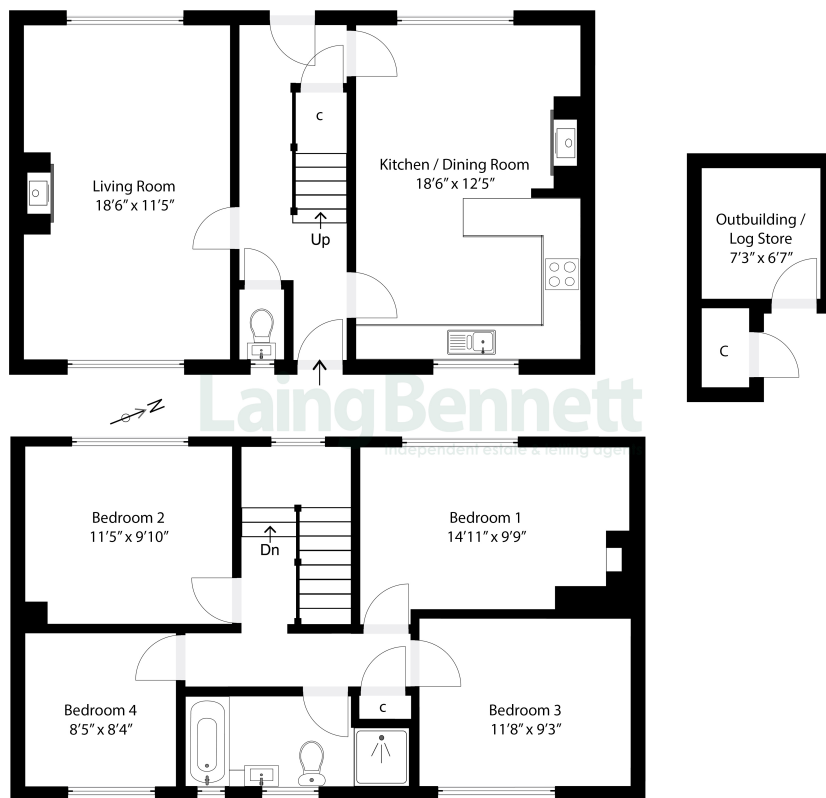


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chris Kemp@hotmail.com



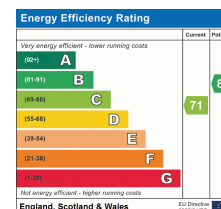
Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk



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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.