







This charming three bedroom period home boasts an abundance of character while seamlessly blending contemporary style throughout its interiors. Nestled away on 'The Street' in the highly desirable village of Barham, the property is surrounded by beautiful mature gardens providing tranquility, privacy and seclusion. The current owners have recently started renovations on the barn which is located to the front of the property and has planning permission for conversion. Once completed, this versatile space could serve a multitude of purposes, making it an ideal opportunity for extra accommodation, a home office, studio. Accommodation comprises: Ground floor - Entrance hall, cloakroom/WC, family room open plan to the living room with bi-folding glazed doors to the garden, inner hall, dining room open plan to the kitchen. First floor: Three bedrooms and recently installed elegant bath/shower room/WC. Outside - Partially converted barn with planning permission, driveway and beautiful mature gardens. EPC Rating: D

**Guide Price £675,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 3

**Bedrooms** 3

**Bathrooms** 1

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D  
Canterbury City Council



## Situation

This superb property is situated in a central position 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

### First floor

Entrance hall

Cloakroom/WC

Family room

12' 10" x 9' 8" (3.91m x 2.95m) Open plan to:

Living room

13' 3" x 11' 8" (4.04m x 3.56m)

Dining room

12' 11" x 9' 11" (3.94m x 3.02m) Open plan to:

Kitchen

14' 3" x 8' 2" (4.34m x 2.49m)



## First floor

### Landing

### Bedroom one

17' 3" x 9' 11" (5.26m x 3.02m)

### Bedroom two

### Bedroom three

10' 6" x 6' 11" (3.20m x 2.11m)

### Bath/shower room/WC

## Outside

### Driveway

Providing plenty of off road parking

### Beautiful gardens

### Barn

(Room 1) - 14' 6" x 13' 1" (4.42m x 3.99m) WITH DOOR TO

(Room 2) - 17' 1" x 13' 2" (5.21m x 4.01m)







Approximate Gross Internal Area (Including Low Ceiling) = 109 sq m / 1171 sq ft  
 Outbuildings = 39 sq m / 421 sq ft

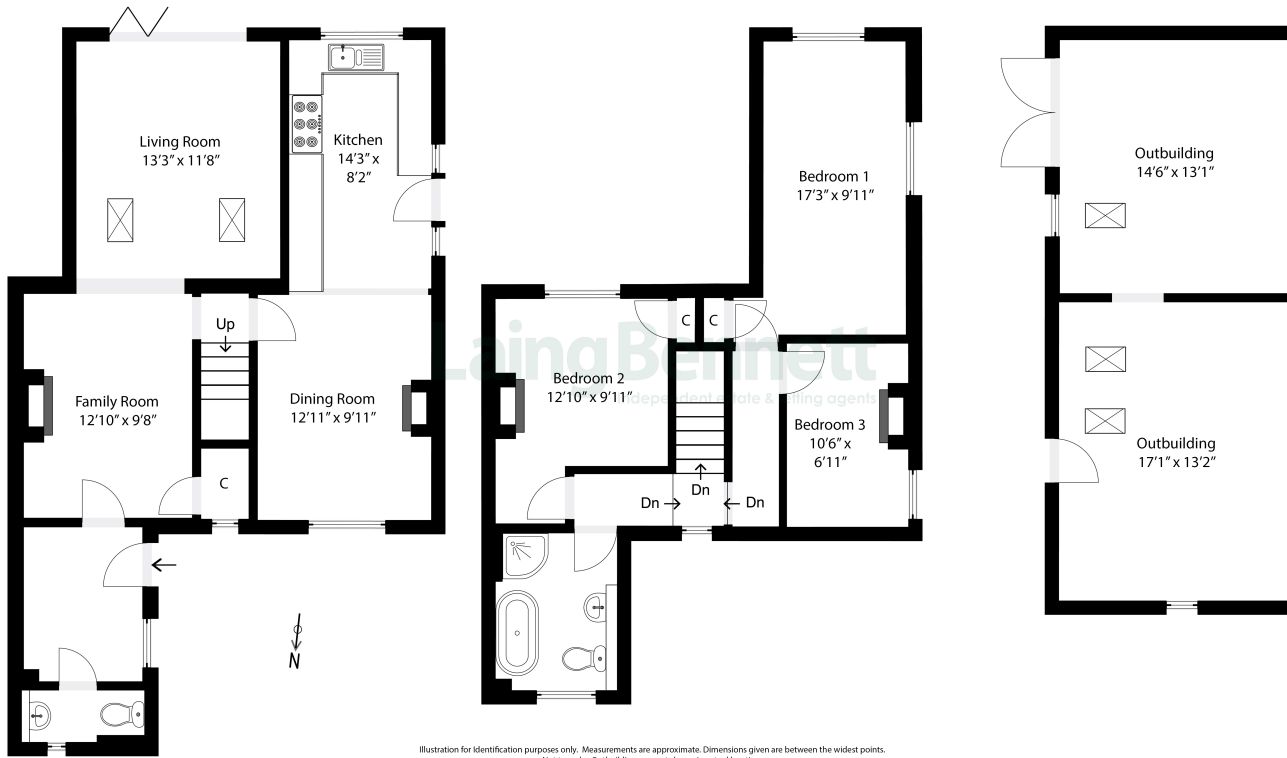
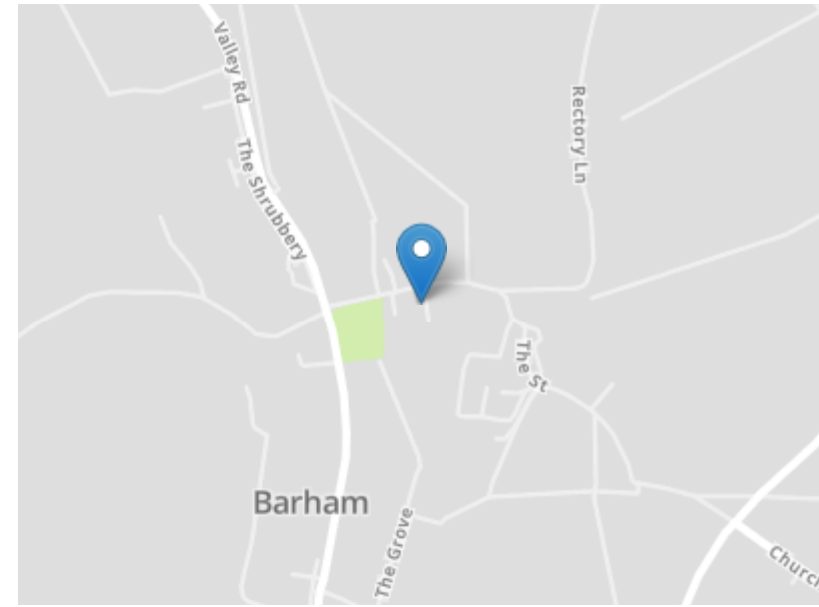


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



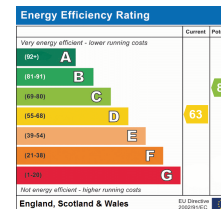
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