



Satuna, Railway Hill, Barham, Canterbury, Kent, CT4 6PZ

Guide Price £695,000

EPC RATING: C

Stylish  
And  
Spacious  
Home

An excellent opportunity to purchase this superb spacious property having been extended and refurbished to an exceptional standard creating a stylish yet timeless home suitable for any modern family. Set in sought after location with delightful good size gardens enjoying views over the vineyard and rolling countryside. Accommodation: A good size covered entrance with door leading to welcoming entrance hall, spacious and bright double aspect living room having superb views from side window, featuring a fireplace fitted with wood burning stove, beautifully fitted out kitchen with exposed brick wall and island. The kitchen is open plan to the dining room with bifold doors opening to the garden making this ideal space for any family or friend gathering. Contemporary shower room/WC. The impressive main bedroom features glazed French doors leading to the garden and door leading to a luxurious en suite bathroom/WC. Family room/dressing room, bedroom two and bedroom three. Outside: Lawn to the front of the property with well stocked border beds, driveway providing plenty of parking and access to detached garage. Delightful large mature rear garden where you can enjoy the tranquility and get lost in the glorious views. Being laid to lawn with a good variety of plants shrubs and mature trees, fruit trees, vines, hops, pond, two seating areas with pergolas, vegetable patch, workshop, shed and greenhouse. EPC Rating = C



Approximate Gross Internal Area (Including Low Ceiling) = 121 sq m / 1304 sq ft  
Outbuildings = 25 sq m / 267 sq ft

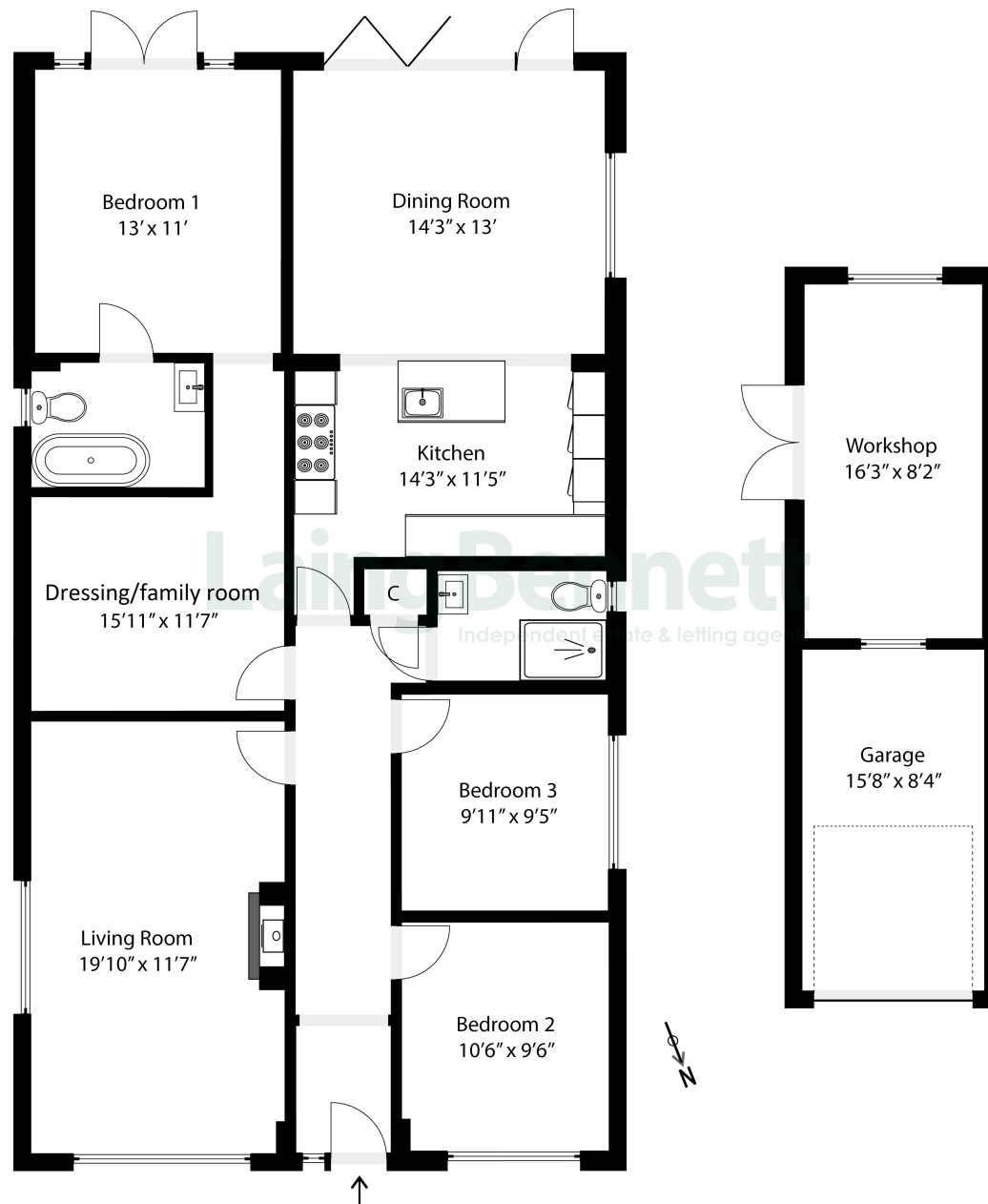


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

This property in an elevated position is situated on the pretty 'Railway Hill' where the Nailbourne Ford sometimes flows across the road 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 Covert 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.

## The accommodation comprises

### Entrance porch

### Entrance hall

### Living room

19' 10" x 11' 7" (6.05m x 3.53m)

### Family/dressing room

15' 11" x 11' 7" (4.85m x 3.53m)

### Bedroom one

13' 0" x 11' 0" (3.96m x 3.35m)

### En suite bathroom

### Dining room

14' 3" x 13' 0" (4.34m x 3.96m)





### **Kitchen**

14' 3" x 11' 5" (4.34m x 3.48m)

### **Shower room**

### **Bedroom three**

9' 11" x 9' 5" (3.02m x 2.87m)

### **Bedroom two**

10' 6" x 9' 6" (3.20m x 2.90m)

## **Outside**

### **Garage and driveway**

15' 8" x 8' 4" (4.78m x 2.54m) Approached over driveway providing plenty of off road parking with two side gates

### **Gardens and workshop**

Delightful front and rear 130ft garden

Workshop 16' 3" x 8' 2" (4.95m x 2.49m)

### **Heating**

Gas









## 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)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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