



Corner Cottage, Church Lane, Barham, Canterbury, Kent, CT4 6PB

EPC Rating = D

Offers in Excess of £495,000





A charming three bedroom Grade II listed spacious and bright spacious cottage in an idyllic village location. This beautifully presented home has some wonderful character features including high ceilings and exposed timbers. Accommodation comprises: GROUND FLOOR - Entrance lobby leading to spacious and welcoming entrance hall, double aspect dining room with deep storage cupboard and walk through opening to the sitting room with impressive open fireplace, kitchen/breakfast room, cloakroom/WC, utility room. First floor - Spacious landing, three bedrooms, luxury spacious bath/shower room. OUTSIDE - The gardens are a particularly attractive feature being well stocked and mature with a variety of plants and shrubs including wisteria and buddleia. The character cottage feel continues with a secluded brick sun terrace and further terrace. Aromatic pretty climbers cover delightful arches and there is a useful brick built store. NO CHAIN. EPC Rating: D

**Offers in Excess of £495,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Two spaces

**Heating** Gas

**EPC Rating** D

**Council Tax** Band E  
Canterbury City Council



## Situation

This beautiful property is idyllically located on 'Church Lane' 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.



## Ground floor

Entrance lobby

Spacious entrance hall

Kitchen/breakfast room

11' 1" x 10' 3" (3.38m x 3.12m)

Sitting room

15' 3" x 13' 2" (4.65m x 4.01m)

Dining room

13' 2" x 8' 10" (4.01m x 2.69m)



## First floor

### Landing

### Stylish shower/bathroom

### Bedroom one

11' 3" x 9' 6" (3.43m x 2.90m)

### Bedroom two

11' 7" x 10' 3" (3.53m x 3.12m)

### Bedroom three

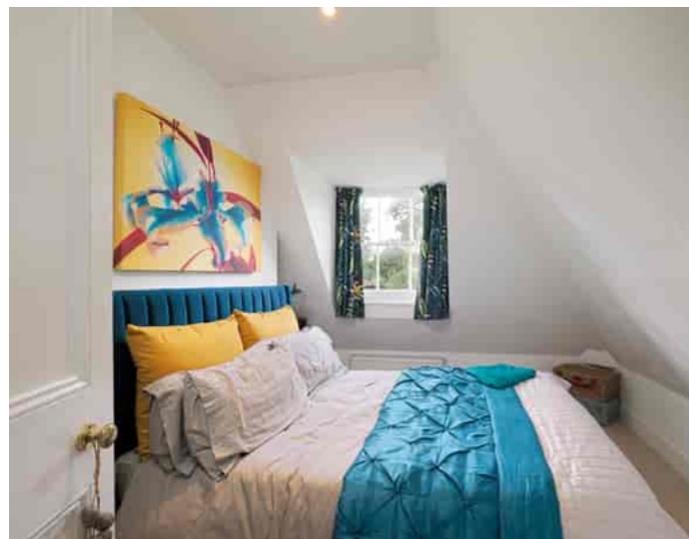
15' 11" x 9' 10" (4.85m x 3.00m)

## Outside

### Gardens

The character cottage feel continues to the front and rear gardens which are laid to lawn. To the rear of the property there is a secluded brick sun terrace and further terrace. Aromatic pretty climbers cover delightful arches and there is a useful brick built store.

### Two off road parking spaces







Approximate Gross Internal Area (Including Low Ceiling) = 112 sq m / 1204 sq ft

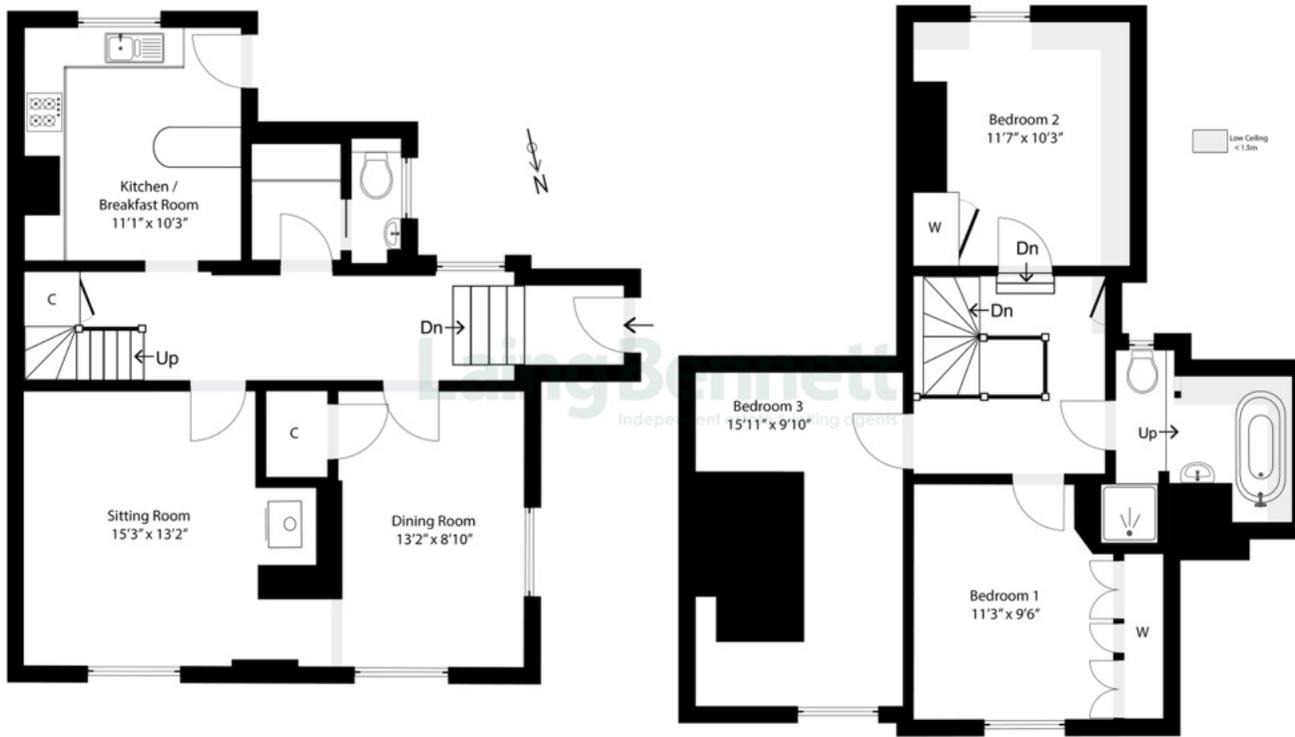
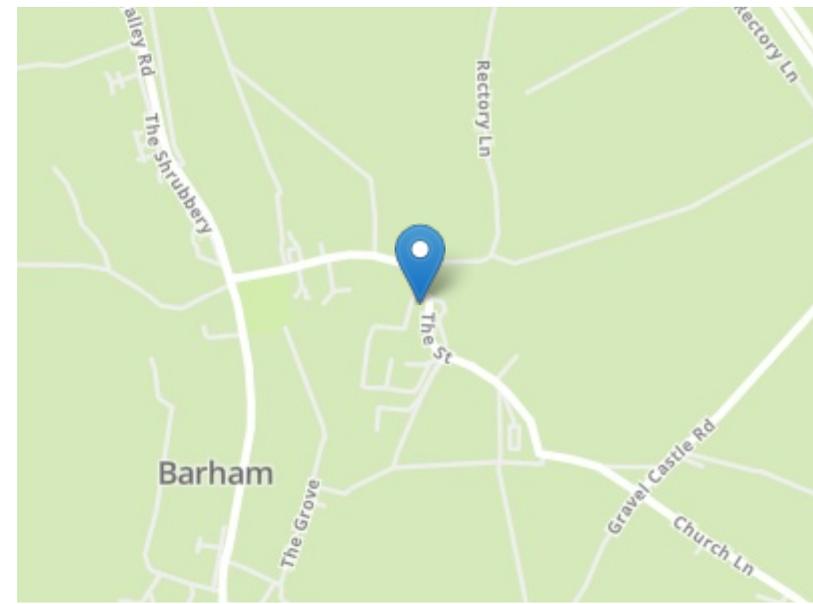


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

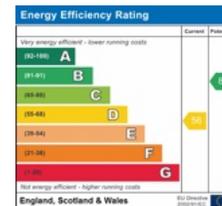
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