











This wonderful home is located in the heart of the popular village of Barham dating back to the 17th century and being 'Grade II Listed'. The property was originally two cottages and now forms a delightful home which has been sympathetically updated to the highest of standards by the current vendors yet still retains a wealth of charm and character. Being elegantly arranged over three floors, the accommodation comprises: Ground Floor - Entrance hall, Spacious bathroom/WC. Sitting room, with walk through opening to dining room, rear lobby with useful pantry and hatch to cellar, kitchen with 'Aga' range. First floor - Cloakroom/WC, bedroom one and two. Second floor - Bedroom three and office area. Outside - Pretty garden to front and attractive garden to the rear offering a pleasing amount of seclusion with large sun terrace, being ideal for al fresco entertaining or just simply to enjoy the peace and tranquility that this exceptional home provides. There is off road parking to the rear accessed via a driveway to the side of the property. EPC Rating: TBC



**Guide Price £449,950**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Heating** Gas

**EPC Rating** TBC

**Council Tax** Band D

Canterbury City Council



# Situation

This beautiful 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

### Ground floor

#### Entrance hall

10' 3" x 8' 8" (3.12m x 2.64m)

#### Bathroom/WC

#### Sitting room

15' 1" x 12' 9" (4.60m x 3.89m)

#### Dining room

15' 11" x 12' 6" (4.85m x 3.81m)

#### Kitchen

8' 7" x 8' 0" (2.62m x 2.44m)

### First floor

#### Landing





## WC

### Bedroom one

13' 8" x 13' 7" (4.17m x 4.14m)

### Bedroom two

13' 5" x 12' 10" (4.09m x 3.91m)

## Second floor

### Bedroom three

13' 11" x 9' 1" (4.24m x 2.77m)

### Office

11' 1" x 10' 0" (3.38m x 3.05m)

## Outside Gardens

Attractive garden to front and rear

## Parking

There is off road parking to the rear accessed via a driveway to the side of the property.









Approximate Gross Internal Area = 121 sq m / 1305 sq ft

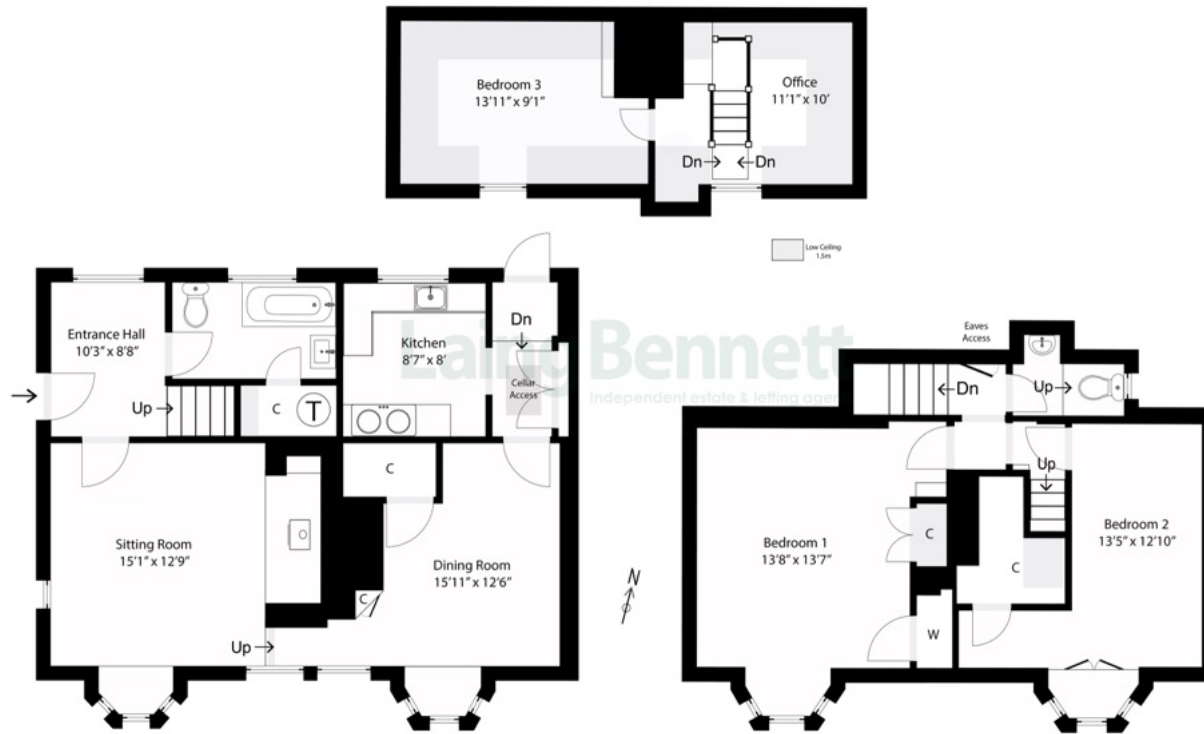
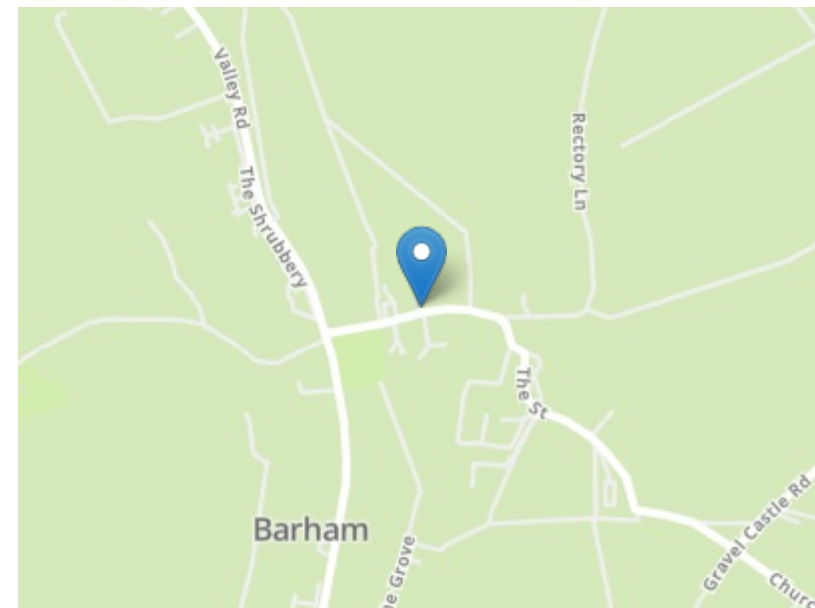


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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