

11 Fox Way, Barham, Canterbury, Kent, CT4 6QJ

£550,000

EPC RATING: C

Contemporary  
Family  
Home

**This four bedroom semi detached village home is set in a quiet cul-de-sac and has been extended and amended by the current vendors to provide impressive contemporary accommodation which would suit the needs of any modern family. On approaching the property you would be forgiven for thinking this was your 'average semi', but on entering you will soon realise that there is more to this property that meets the eye. Passing around to the rear of the property you are greeted by a glorious rear garden and beautiful architecture showcasing cedar cladding. Driveway and tandem garage. EPC Rating: C**



Approximate Gross Internal Area (Including Low Ceiling) = 140 sq m / 1512 sq ft  
Garage = 26 sq m / 278 sq ft

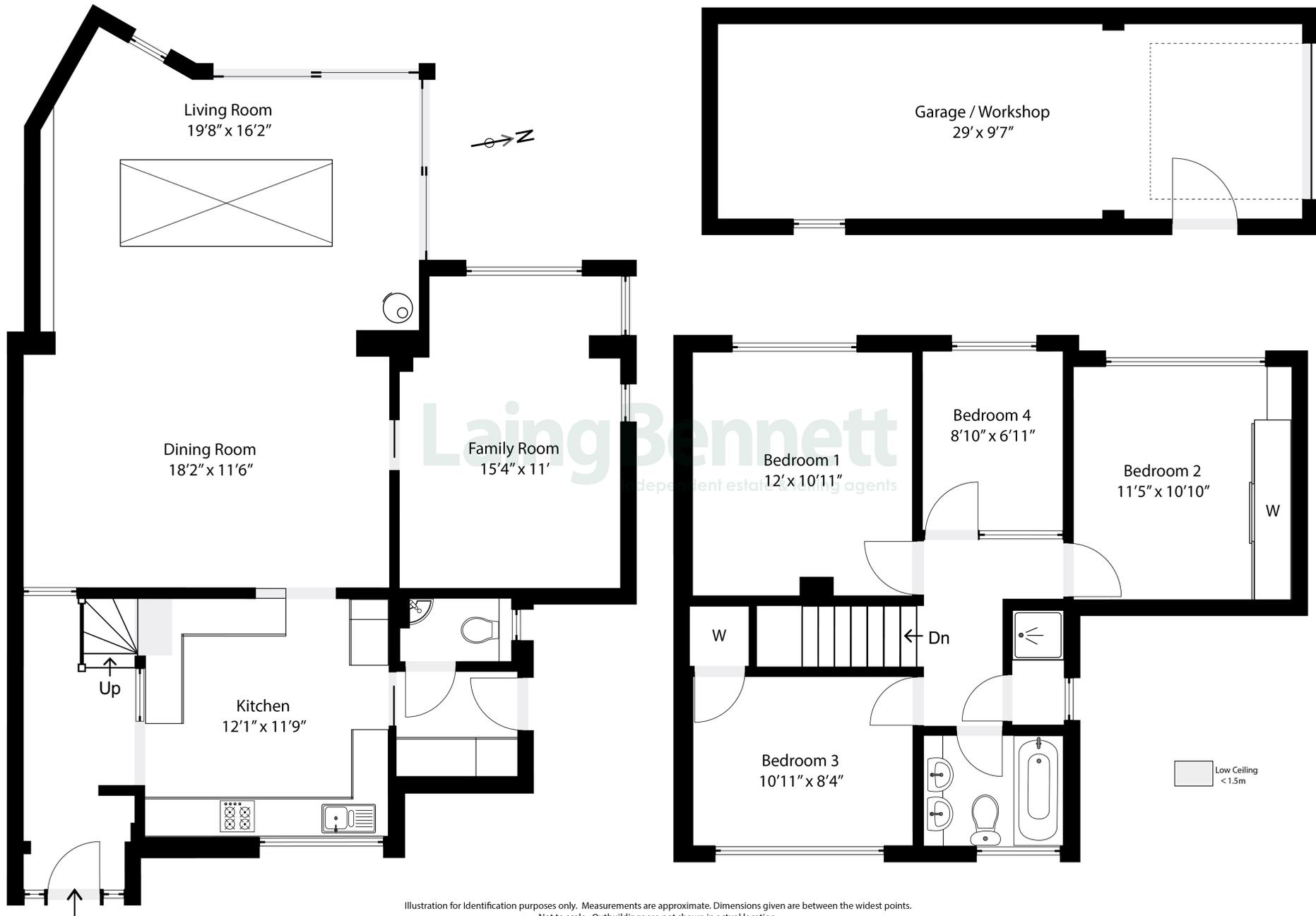


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

## Situation

This beautiful property is situated to the far corner of quiet cu de sac 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.

## Property description

Accommodation Comprises: GROUND FLOOR: Entrance hall with glazed window giving you a visual taste of what lies ahead. Stylish modern kitchen benefitting from integral dishwasher and fridge/freezer and if you fancy a 'kitchen disco' just switch on the multi coloured light feature to the ceiling. A pocket door leads to the handy utility room with recently installed wall mounted gas boiler and door to outside, cloakroom/WC with electric underfloor heating. We now move on to the hub of the home, the vast dining room/living room where indoors meets outdoors seamlessly and the ideal place for family and friends to gather. In the winter months you can curl up with the glow of the contemporary wood burning stove. There is a large roof lantern, full length glazed sliding doors and further full length window bathing the whole room in natural light. Extensive shelving to one wall. A pocket door leads to the double aspect family room which is a great space with so many potential uses, be it children playing, teenagers gaming or a quiet sanctuary for the adults. FIRST FLOOR: Landing , There are four bedrooms, three of which look over the beautiful gardens and flourishing 'Sedum' roof. Bedroom two has an extensive fitted wardrobe range, dressing table and bedside cabinets. Modern family bathroom/WC featuring twin wash hand basins and electric underfloor heating. Separate shower room with electric underfloor heating.

## Outside

To the front of the property it is mostly laid to driveway providing off road parking and access to the garage. To the rear there is a generous mature garden surrounded by a variety of hedging shrubs and trees. There is an expanse of lawn with a decked terrace, brick paved terrace. The property extends beautifully over the large porcelain terrace with a skylight offering shelter, light and a space to enjoy your garden in total comfort whatever the weather. There is a colourful array of plants and shrubs to admire. There is plenty of external lighting making the garden feel magical at night..

## Ground floor

### Entrance hall

### Kitchen

12' 1" x 11' 9" (3.68m x 3.58m)

### Utility room

### Cloakroom/WC





### **Dining room**

18' 2" x 11' 6" (5.54m x 3.51m) Being open plan to:

### **Living room**

18' 2" x 11' 9" (5.54m x 3.58m)

### **Family room**

15' 4" x 11' 0" (4.67m x 3.35m)

### **First floor**

### **Landing**

### **Bedroom one**

12' 0" x 10' 11" (3.66m x 3.33m)

### **Bedroom two**

11' 5" x 10' 10" (3.48m x 3.30m)

### **Bedroom three**

10' 11" x 8' 4" (3.33m x 2.54m)

### **Bedroom four**

8' 10" x 6' 11" (2.69m x 2.11m)

### **Family bathroom/WC**

### **Shower room**

### **Outside**

### **Garden**

To the rear there is a generous mature garden surrounded by a variety of hedging shrubs and trees. There is an expanse of lawn with a decked terrace, brick paved terrace. The property extends beautifully over the large porcelain terrace with a skylight offering shelter, light and a space to enjoy your garden in total comfort whatever the weather. There is a colourful array of plants and shrubs to admire. There is plenty of external lighting making the garden feel magical at night

### **Tandem garage/workshop**

29' 0" x 9' 7" (8.84m x 2.92m) Cedar clad and approached over driveway providing off road parking.

### **Heating**

Gas and electric







## 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

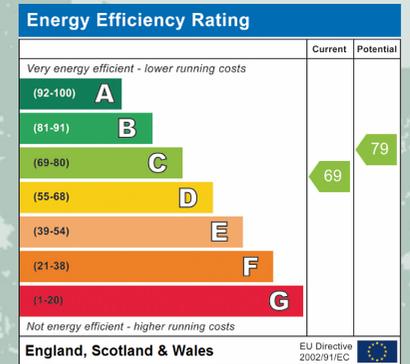
## Lyminge

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