







This well-appointed detached three-bedroom house is situated at the end of a sought-after cul-de-sac in the village of Barham, south of Canterbury, and conveniently close to the Primary school. The ground floor offers a porch, entrance hall, a spacious living/dining room with an open fire, a kitchen and breakfast room, utility space and a WC. Upstairs, the first floor comprises a landing, three bedrooms, and a bathroom featuring both a bath and shower. Outside, the property includes a front garden, driveway, and the front of the garage/store. The rear garden is complemented by a home office at the rear of the garage and a detached timber-clad family room/office, providing flexible accommodation in a highly desirable location. EPC RATING = D

Guide Price £485,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway

Heating Gas

EPC Rating D

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

Porch

Entrance hall

Living/dining room

22' 4" x 14' 9" (6.81m x 4.50m)

Kitchen

9' 9" x 9' 7" (2.97m x 2.92m)

Breakfast room

9' 2" x 8' 4" (2.79m x 2.54m)

Utility space

WC





Home office

9' 5" x 7' 8" (2.87m x 2.34m)

First floor

Landing

Bedroom one

14' 7" x 12' 2" (4.45m x 3.71m) plus wardrobes

Bedroom two

14' 8" x 9' 8" (4.47m x 2.95m)

Bedroom three

9' 4" x 8' 1" (2.84m x 2.46m)

Bathroom

Outside

Front garden

Driveway

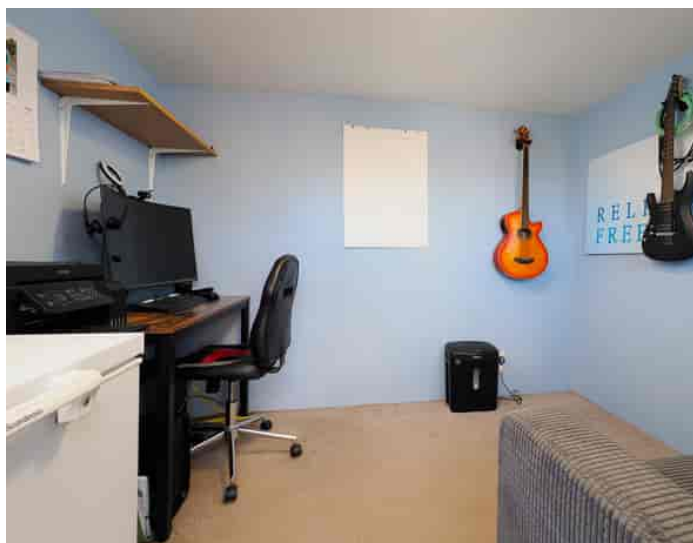
Front of garage/store

10' 5" x 8' 5" (3.17m x 2.57m)

Rear garden

Detached family room/office

22' 3" x 10' 9" (6.78m x 3.28m)







Approximate Gross Internal Area (Including Low Ceiling) = 110 sq m / 1180 sq ft
 Outbuildings / Garage = 30 sq m / 328 sq ft

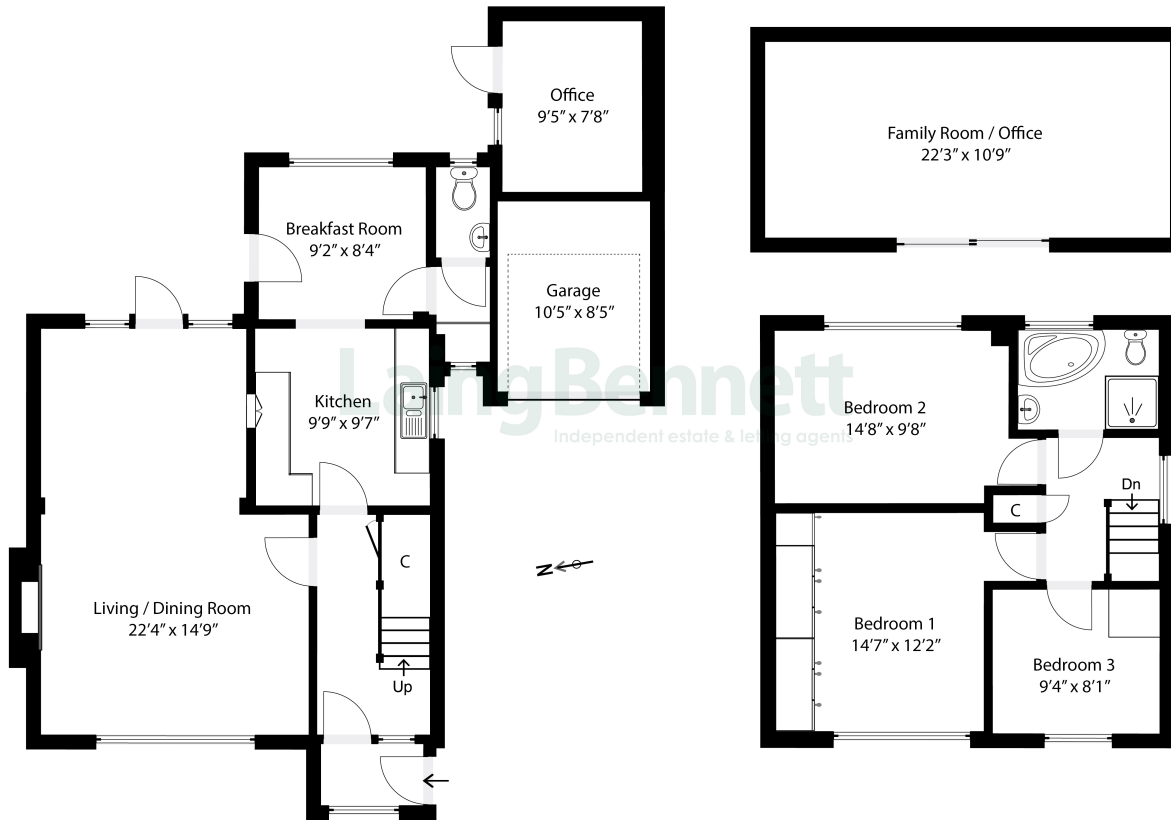
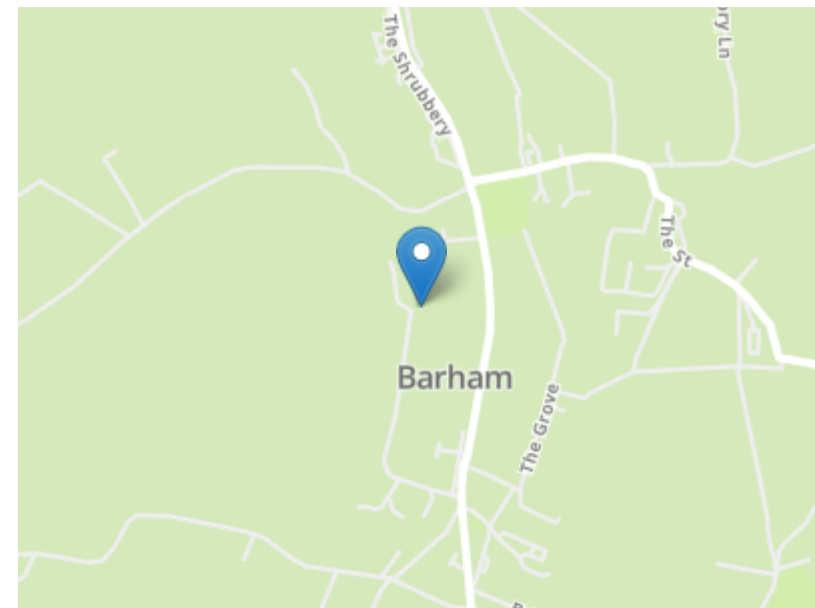


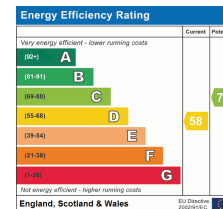
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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