











Located on a serene lane on the outskirts of the picturesque village of Barham. The property has been meticulously renovated both inside and out to the highest of standards, offering a blend of modern luxury and timeless elegance. With its stylish interior and beautifully landscaped pretty front garden and easy to maintain rear garden, this bungalow represents the epitome of fine living in a charming village environment. Accommodation comprises: Spacious entrance hall, double aspect 'L' shaped living room, sleek and modern kitchen/dining room which has been designed with both functionality and style in mind making it a perfect space for preparing a simple meal or hosting a gourmet dinner party. Outside, the property features a recently laid paved driveway leading to a detached garage, ensuring ample parking and storage space. The charming front garden is laid to lawn, adorned with well-stocked border beds that add a touch of color and vibrancy. The rear garden, beautifully laid with Indian sandstone, is surrounded by lush green shrubs and hedging, offering a private and secluded outdoor space perfect for relaxation and entertaining. EPC

Rating: C

**Guide Price £450,000**

**Tenure** Freehold

**Property Type** Bungalow

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band E

Folkestone & Hythe District Council





**Situation**

The property is situated on 'Out Elmstead Lane' on the outskirts of this sought after village. Barham is situated at the top of the Elham Valley and to the south of the city of Canterbury. Local amenities include primary school and village community store. 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**

Entrance hall

Living room

21' 4" x 16' 1" (6.50m x 4.90m)

Kitchen/Dining room

20' 0" x 18' 10" (6.10m x 5.74m)

Bedroom one

11' 11" x 10' 4" (3.63m x 3.15m)







Bedroom two

10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom three

8' 10" x 8' 2" (2.69m x 2.49m)

Shower room

## Outside

Garage approached over driveway providing off road parking

17' 3" x 7' 8" (5.26m x 2.34m)

Front And Rear Garden







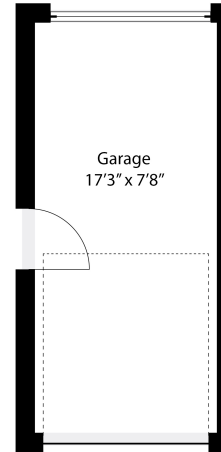
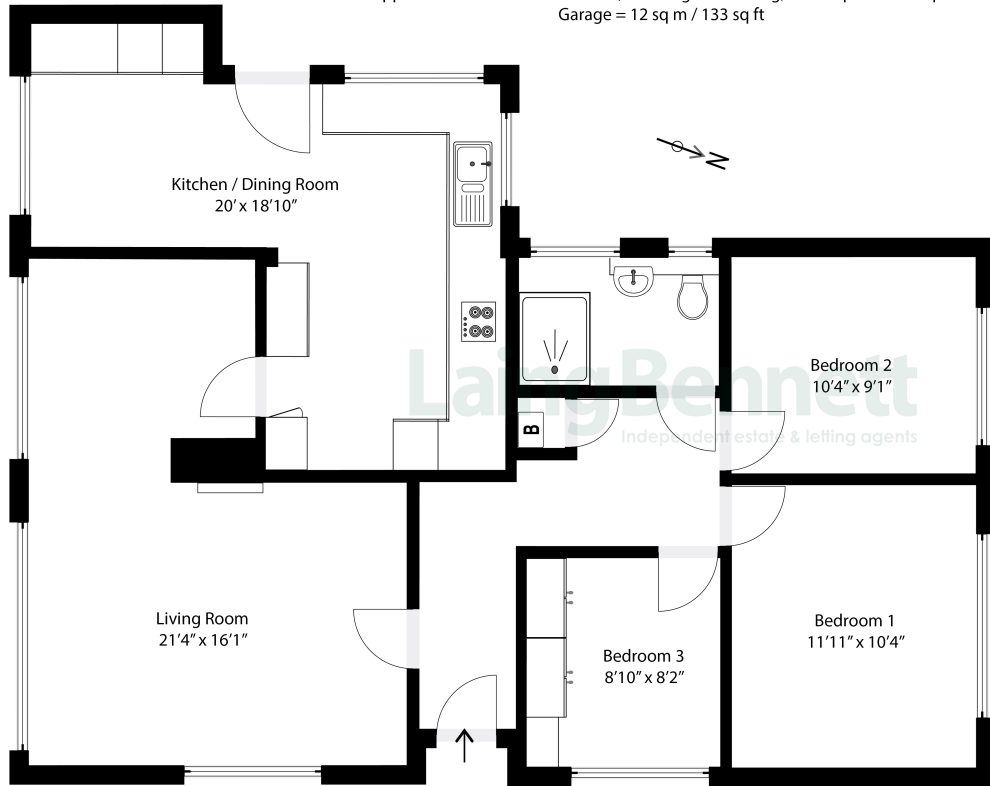




COPPINS



Approximate Gross Internal Area (Including Low Ceiling) = 94 sq m / 1012 sq ft  
Garage = 12 sq m / 133 sq ft



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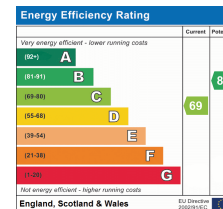
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

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