







A spacious and light three/four bedroom family home set on the edge of the sought after village of Barham with attractive front and rear garden, off road parking and glorious far reaching rolling countryside views and lush green landscapes.

Accommodation comprises- Ground floor: Entrance hall, family room/office/bedroom four, spacious living/dining room with French doors to conservatory, kitchen with walk through opening to breakfast room, side lobby, cloakroom/WC. First floor: Landing, family bathroom/WC and three bedrooms. Outside: Delightful front and rear garden, off road parking located to the rear of the property. EPC Rating: E

Guide Price £399,999

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking To the rear

Heating Gas

EPC Rating E

Council Tax Band C
Canterbury City Council



Situation

This property is situated on 'Derringstone Downs' 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 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

Ground floor

Entrance hall

Family Room/Office/Bedroom four

11' 11" x 10' 1" (3.63m x 3.07m)

Living/Dining room

19' 0" x 10' 9" (5.79m x 3.28m)

Conservatory

9' 2" x 7' 10" (2.79m x 2.39m)

Kitchen

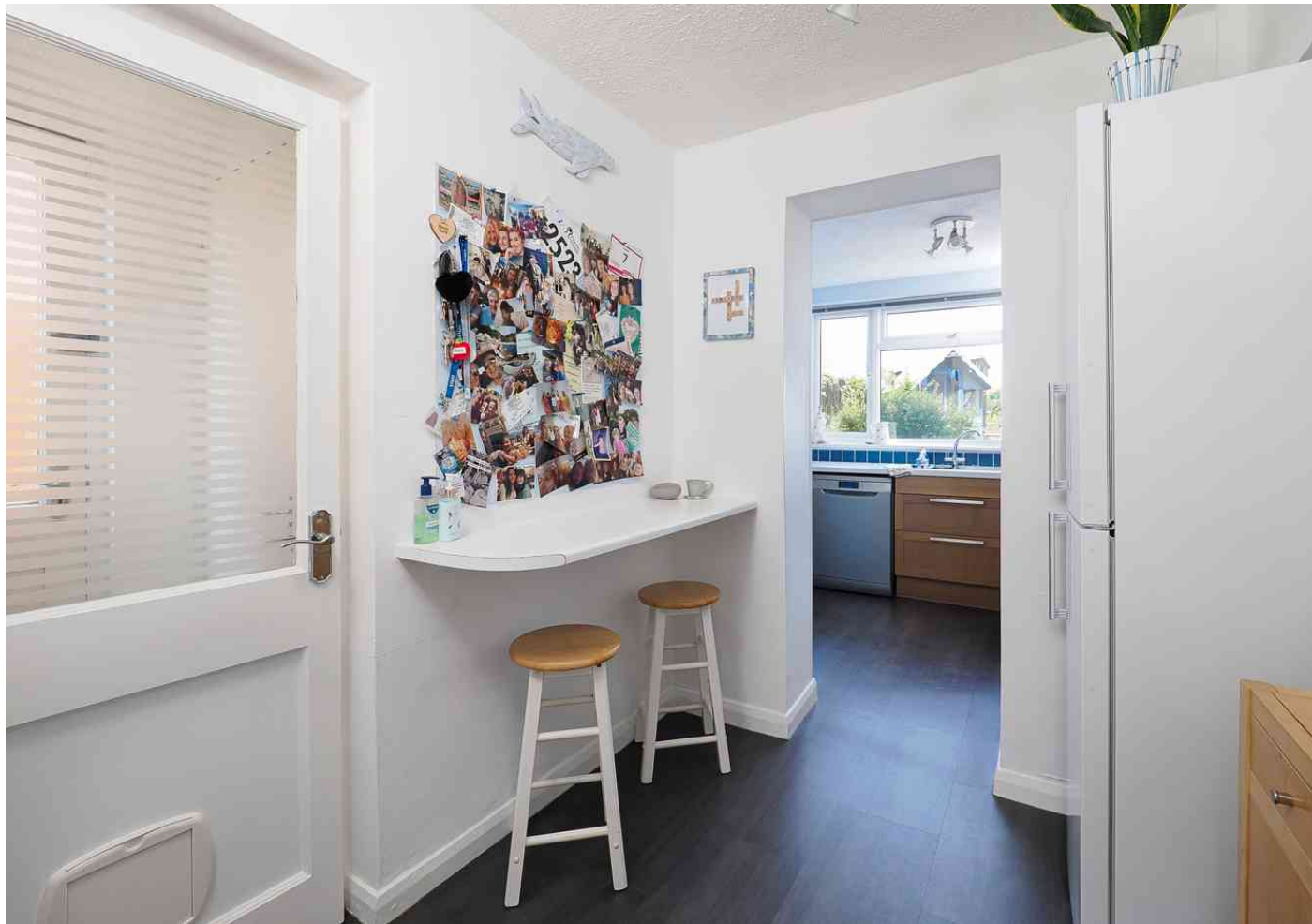
9' 9" x 7' 10" (2.97m x 2.39m)

Breakfast room

WC

Side lobby





First floor

Landing

Bedroom one

13' 4" x 10' 2" (4.06m x 3.10m)

Bedroom two

10' 2" x 9' 11" (3.10m x 3.02m)

Bedroom three

9' 9" x 7' 10" (2.97m x 2.39m)

Bathroom/WC

Outside

Garden

The gardens are a particularly attractive feature of the property being generous in size and offering a good degree of privacy and seclusion. The front garden is laid to lawn with a path leading to the front door. Passing around the side of the property to the rear garden, there is a delightful sun terrace, decked terrace and further decked terrace offering plenty of space to sit back and enjoy the tranquility and far reaching countryside views. Pretty summerhouse and two sheds to remain

Parking

Vehicular access to the rear of the property where there is a generous off road parking area







Approximate Gross Internal Area (Including Low Ceiling) = 109 sq m / 1174 sq ft

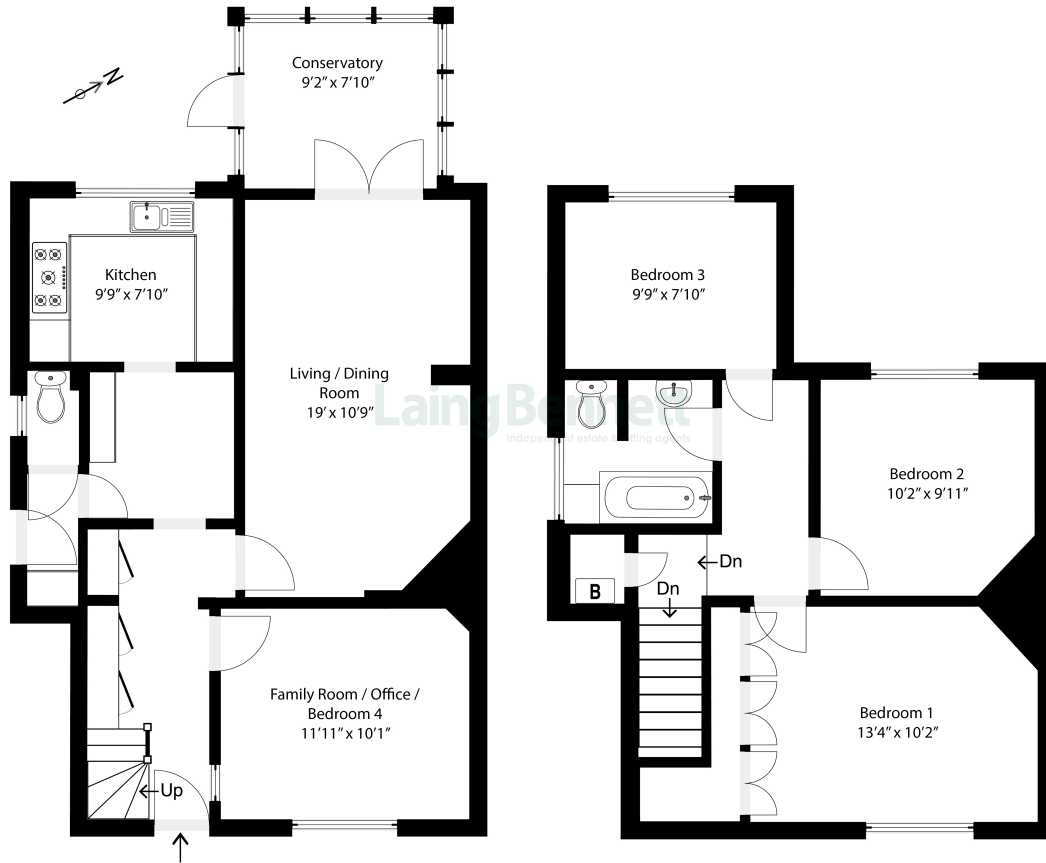
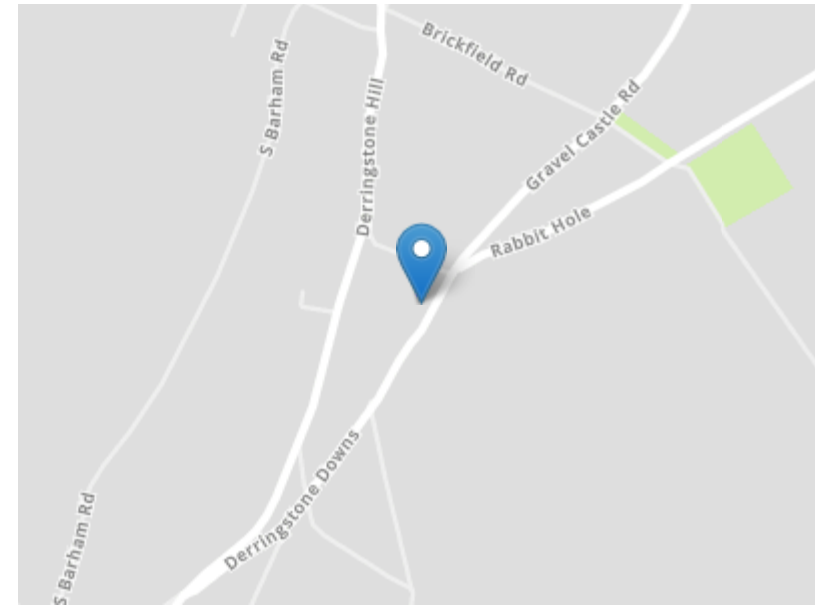


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

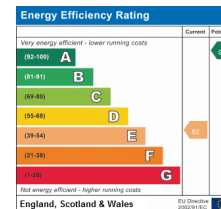
If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.