





# Barham, Canterbury

## Sidney House, Derringstone Hill, Barham, Canterbury, Kent, CT4 6QD

Approached via a sweeping driveway, Sidney House is an enchanting Grade II Listed country house set in an acre of grounds within the desirable village of Barham.

The property offers comfortably proportioned, adaptable accommodation which has been much improved by the current owners and is tastefully presented with an air of understated elegance, enhancing the retained wealth of period detail including original panelling, fireplaces and joinery.

The accommodation totals 3594 sq ft (334 sq m) and is arranged to provide a generous dining hall, drawing room, sitting room, kitchen/breakfast room with doors opening to a paved terrace, study, utility room, cloakroom, four double bedrooms and two bathrooms. In addition there are two attic rooms, a cinema room, and a games room and office within the converted outbuildings.

The secluded mature gardens extend to 250ft (76m) and enjoy a South Easterly aspect. No onward chain.

### Location

Situated in The Elham Valley, an area of outstanding natural beauty, Barham lies approximately 7.5 miles to the South East of Canterbury. The village is within close proximity to Barham Downs and offers various local amenities including a village hall, Barham Village Store and post office, a C of E primary school, 14th Century church and The Duke of Cumberland, a highly regarded public house, restaurant and hotel. Nearby is Broome Park Golf Club featuring an excellent 18 hole golf course set around a magnificent Grade I listed mansion house.

The Cathedral City of Canterbury offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The high speed rail link (*Javelin Service*) from Canterbury West station provides frequent services to London St Pancras with a journey time of approximately 54 mins and the Channel Tunnel terminal at Cheriton is approximately 11 miles distant providing links to Europe. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### Accommodation

*The accommodation and approximate measurements are:*

#### GROUND FLOOR

- **Vestibule**
- **Dining Hall:** 19'6" x 14'8" (5.94m x 4.47m)
- **Sitting Room:** 17'0" x 12'10" (5.17m x 3.92m)
- **Drawing Room:** 14'8" x 13'0" (4.47m x 3.96m)
- **Kitchen/Breakfast Room:** 21'10" x 13'9" (6.65m x 4.20m)
- **Study:** 9'9" x 7'6" (2.97m x 2.29m)
- **Utility Room:** 16'10" x 8'8" (5.14m x 2.65m)
- **Cloakroom**

#### FIRST FLOOR

- **Landing**
- **Master Bedroom:** 16'1" x 13'2" (4.91m x 4.01m)
- **En-Suite Shower Room:** 13'2" x 6'3" (4.01m x 1.91m)
- **Bedroom 2:** 11'4" x 8'9" (3.46m x 2.67m)
- **Bedroom 3:** 12'11" x 12'7" (3.93m x 3.84m)
- **Bedroom 4:** 10'0" x 9'3" (3.05m x 2.82m)
- **Bathroom:** 9'10" x 9'3" (3.00m x 2.82m) *at maximum points*

#### SECOND FLOOR

- **Attic Room 1:** 16'7" x 9'11" (5.05m x 3.02m)
- **Attic Room 2:** 14'4" x 11'0" (4.37m x 3.35m)

#### CELLAR

- **Cinema Room:** 19'4" x 10'5" (5.89m x 3.18m) *at maximum points*

#### OUTSIDE

- **Games Room:** 23'11" x 16'5" (7.29m x 5.16m) *at maximum points*
- **Office:** 8'4" x 7'11" (2.55m x 2.41m)
- **Gardens:** 250'0" x 150'0" (76m x 46m)

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### Agent's Note:

Planning consent was granted in March 2016 for the erection of a single-storey detached double garage with associated garden maintenance stores under reference CA/16/00399/FUL (*subject to conditions*).

An alternative planning option was granted in March 2017 for the erection of a single-storey detached annexe under reference CA/17/00104/FUL (*subject to conditions*).

























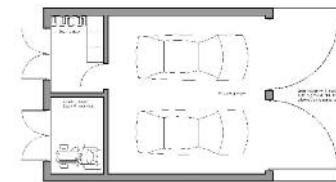




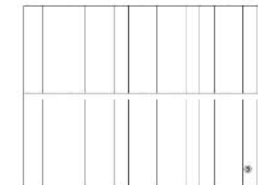


## Proposed Plans & Elevations

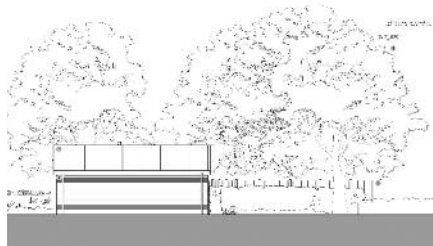
Planning consent was granted in March 2016 for the erection of a new single-storey **double garage** with associated garden maintenance stores, granted under reference CA/16/00399/FUL (*subject to conditions*).



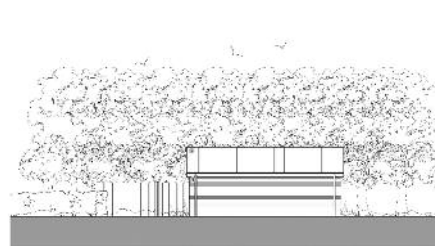
Proposed Ground Floor Plan



Proposed Roof Plan



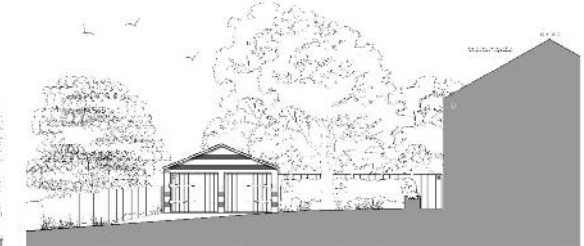
Proposed East Elevation



Proposed West Elevation



Proposed North Elevation



Proposed South Elevation

An alternative planning option was granted in March 2017 for the erection of a single-storey **detached annexe** under reference CA/17/00104/FUL (*subject to conditions*).



Proposed Ground Floor Plan

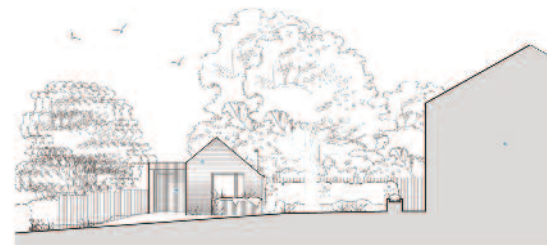


Proposed Roof Plan

- LEGEND
- 1 Proposed red stock brickwork
  - 2 Proposed timber cladding
  - 3 Proposed metal sheet roof
  - 4 Sidney House



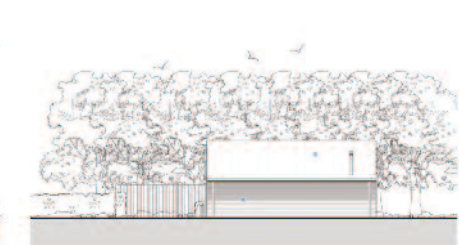
Proposed East Elevation



Proposed West Elevation

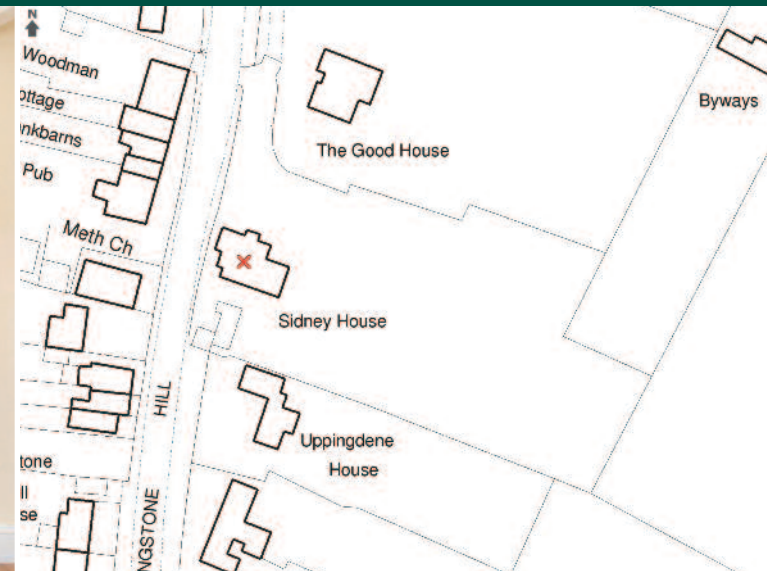


Proposed North Elevation



Proposed South Elevation





## Viewing

### STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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Kent CT5 2AJ

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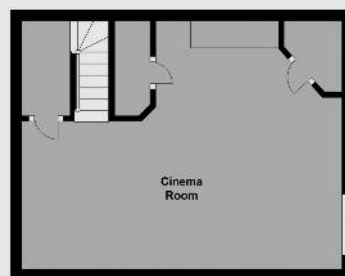
[www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

## Energy Performance Certificate

Under current legislation this property does not  
require an Energy Performance Certificate (EPC)  
as it is listed Grade II.

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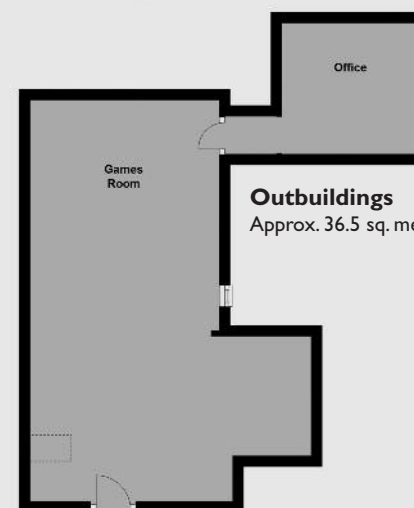




**First Floor**  
Approx. 90.5 sq. metres (974.7 sq. feet)



**Second Floor**  
Approx. 44.9 sq. metres (483.5 sq. feet)



**Total Area**  
Approx. 333.9 sq. metres (3593.9 sq. feet)

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