



Satuna, Railway Hill, Barham,
Canterbury, CT4 6PZ
£675,000

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Satuna

Railway Hill, Barham, Canterbury

An extended and improved detached bungalow with superb accommodation, large gardens, garage, workshop and parking.

Situation

This super property is situated in the desirable village of Barham within walking distance of the local amenities which include, award winning community/general store, wine tasting tour at local Simpsons wine estate, extremely active village hall, bowls club, playing fields, church, public house and a sought after primary school. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of public footpaths including the exceptional walks in the nearby Forestry of England Covert and Covert Woods, bridle paths and cycle routes on one's doorstep. Barham is well positioned for access to the A2 /M2 and within 20 minutes travelling distance of the Channel ports. There is a regular bus service running through the heart of the village, giving access to the north to the historic cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and Ancient Cinque Port Town of Hythe. These all offer a wide range of shopping, recreational and educational facilities and the high speed main line train services to London to St Pancras.

The Property

This is a superb village bungalow, thoughtfully extended and improved throughout offering exceptional accommodation along with contemporary finishes while keeping an emphasis on country style living. The wide entrance hall leads to a light and airy double aspect sitting room with some lovely views and a centrally placed wood burning stove. At the rear of the property is a large kitchen/dining room extensively fitted with a generous island and ample room for a large dining suite, bi-fold doors open out to the gardens creating a beautiful backdrop. There are three well-presented bedrooms and a good size family shower room. The master bedroom itself has access out to the wonderful rear gardens as well as a spacious

and luxurious bathroom, off here is a generous size dressing room or snug. This completes the accommodation, Satuna really is a property that must be viewed internally to be fully appreciated.

Outside

The rear gardens are generous and cleverly landscaped to incorporate several serene and practical areas to include; a wide area of lawn with a variety of colourful established trees and shrubs thoughtfully positioned to create places where you can either sit and enjoy the wildlife and views, or an idyllic patio or two in which to indulge in some outside dining. A detached garage and workshop plus long driveway parking can be found at the side of the property. The gardens to the front are equally as well established and laid to lawn with an array of border shrubs.

Services

All main services are understood to be connected to the property.

Local Authority

Canterbury City Council, Council Offices, Military Road, , Canterbury, Kent, CT1 1YW.

Tenure Freehold

Current Council Tax Band: E

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Ground Floor
1475 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52024



Kitchen

14' 2" x 9' 10" (4.31m x 2.99m)

Dining / Family Room

14' 3" x 12' 11" (4.34m x 3.93m)

Sitting Room

19' 9" x 11' 6" (6.02m x 3.50m)

Master Bedroom

13' 0" x 11' 0" (3.96m x 3.35m)

Ensuite

7' 11" x 5' 8" (2.41m x 1.73m)

Dressing Room / Snug

11' 6" x 9' 9" (3.50m x 2.97m)

Shower Room

7' 8" x 4' 11" (2.34m x 1.50m)

Bedroom Three

9' 10" x 9' 5" (2.99m x 2.87m)

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.89m)

Workshop

15' 10" x 8' 0" (4.82m x 2.44m)

Garage

16' 0" x 8' 0" (4.87m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

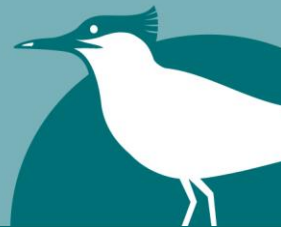
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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