



2 Greengates The Street
Barham, Canterbury, CT4 6NZ
O.I.E.O £425,000

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2 Greengates,

The Street, Barham, Canterbury

A charming character cottage with generous gardens, parking, barn, set in a sought-after village with no chain.

Situation

This idyllic cottage is tucked away just off the centre of the highly regarded village of Barham, offering a peaceful setting within easy walking distance of a wide range of local amenities. These include an award-winning community-run general store, a popular village pub, an active village hall with a varied programme of events, playing fields, a bowls club, and the village church. Barham is also home to a sought-after primary school and is within walking distance of the renowned Simpsons Wine Estate, which offers wine tasting experiences and tours. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty, providing a rich network of public footpaths, bridleways, and cycle routes right on the doorstep. The nearby Forestry England sites of Covert and Covet Woods offer exceptional woodland walks and year-round outdoor enjoyment. Barham enjoys excellent road links, with easy access to the A2/M2 for connections towards Canterbury, the coast, and London. The Channel ports are around 25 minutes away, and a regular bus service runs through the village, linking to the historic cathedral city of Canterbury to the north and the coastal towns of Folkestone and Hythe to the south. All offer comprehensive shopping, recreational and educational facilities, as well as mainline and High Speed rail services to London St Pancras.

The Property

This attractive two-bedroom semi-detached cottage was built circa 1924 as one of the original workers' cottages for Barham Court and has remained in the same family ownership since 1972. Over the years, it has been thoughtfully maintained and updated, including the installation of double glazing, a new central heating system, and replacement boiler — all while retaining the warmth and character of the original build. Set in the heart of the desirable village of Barham, the property offers comfortable and well-proportioned accommodation with scope for enhancement and personalisation. The ground floor includes a welcoming hallway with a cloakroom/WC, a well-fitted kitchen that opens into a dining area, and a spacious sitting room ideal for relaxing or entertaining. Upstairs, there are two good-sized bedrooms and a family bathroom, both with pleasant outlooks over the

gardens and surrounding village. This is a rare opportunity to acquire a home beautifully placed with potential, ideal for those looking to put down roots in a picturesque and well-connected East Kent village.

Outside

A particularly exciting feature is the detached former stable situated within the garden. This charming outbuilding offers enormous potential — whether as a garage, workshop, studio, or home office. Subject to the necessary planning permissions, it may even lend itself to full conversion into ancillary accommodation, making it a rare and valuable asset for buyers seeking extra space, flexibility, or development opportunity.

There are mature, generous gardens to both the front and rear. Carefully planted and well-established, the gardens provide privacy and structure, with a variety of trees, shrubs and flowering plants creating an attractive year-round setting. There are multiple areas perfect for outdoor dining or simply enjoying the peaceful surroundings.

To the front, a gated gravel driveway offers parking for several vehicles.

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: D

EPC Rating: D

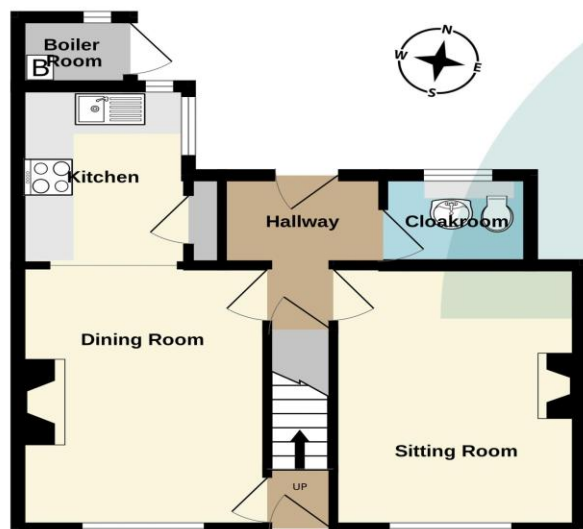
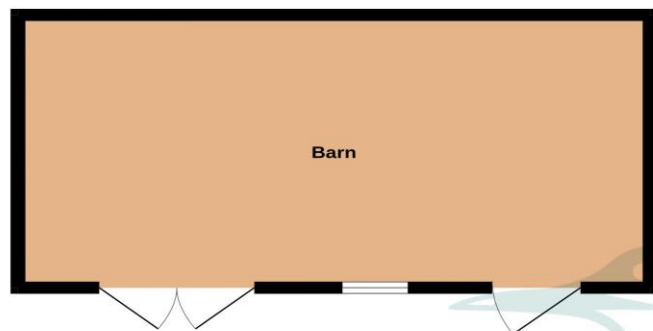
Agents Note

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.



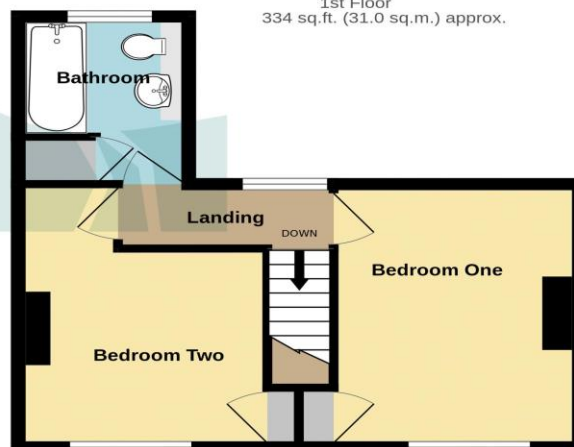
To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
743 sq.ft. (69.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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.
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Hallway

6' 5" x 4' 5" (1.95m x 1.35m)

Kitchen

8' 9" x 6' 9" (2.66m x 2.06m)

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m)

Sitting Room

12' 11" x 9' 9" (3.93m x 2.97m)

WC

5' 10" x 4' 5" (1.78m x 1.35m)

Boiler Room

4' 6" x 3' 4" (1.37m x 1.02m)

First Floor Landing

Bedroom One

12' 11" x 9' 10" (3.93m x 2.99m)

Bedroom Two

9' 11" x 9' 7" (3.02m x 2.92m)

Bathroom

8' 2" x 6' 10" (2.49m x 2.08m)

Barn

25' 2" x 13' 3" (7.66m x 4.04m)

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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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