



Riverside Cottage Valley Road
Barham, CANTERBURY, CT4 6NX
£350,000

colebrooksturrock.com





Riverside Cottage

Valley Road, Barham, CANTERBURY

Delightful Grade II Listed Cottage in highly sought after location; offering two bedrooms, nice size accommodation and useful garden store building with potential.

Situation

The property is just a short distance from the centre of Barham, which boasts an excellent Primary School, Post Office / Village Store, Public House/Restaurant, Bowls Club, active Village Hall and historic Church. Barham forms part of the picturesque Elham Valley, at the heart of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides and cycle routes. A regular bus service runs through the centre of the village giving easy access to the Cathedral City of Canterbury to the north; whilst to the south lies the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. All of which offer a wide range of shopping, recreational and educational facilities; together with high-speed mainline train services to London St Pancras. Nearby cross channel services, along with the Channel Tunnel, provide easy access into Europe.

The Property

This beautifully updated and thoughtfully designed Grade II listed cottage is perfectly positioned in the heart of the pretty and sought-after village of Barham, ideally located halfway between the vibrant city of Canterbury and the coastal town of Folkestone.

The property has been lovingly improved, with great attention to detail. Notable enhancements include cast iron period radiators and a new, stylish shower room designed in keeping with the traditional character of the cottage.

Inside, the décor has been carefully chosen to highlight the property's charming period features while offering a fresh, light countryside feel.

Entering via the porch, you're welcomed into the kitchen, which boasts a warm and inviting cottage style. It features matching units, solid oak worktops, and space for a range-style oven. A breakfast bar provides the perfect spot for casual dining. A delightful open-plan flow connects the kitchen with the sitting room, creating a comfortable and sociable family environment.

Upstairs, the property offers two double bedrooms, with the main bedroom benefitting from lovely views across the village green, while a recently installed shower room with WC and basin finishes off the accommodation.

Outside

A real surprise awaits outside: in the form of a large brick-built store/workshop incorporating a useful utility area, ideal for storage or hobbies. The enclosed rear garden is attractively surrounded by a high brick wall, mainly laid to a shaped lawn, being private and secluded while bordered by a plethora of colourful, established plants and shrubs. To the front, a neatly maintained open-plan lawn leads up to the cottage, which sits back nicely from the road. While the property does not include allocated parking, there is ample on-street parking available nearby.

Services

All mains services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

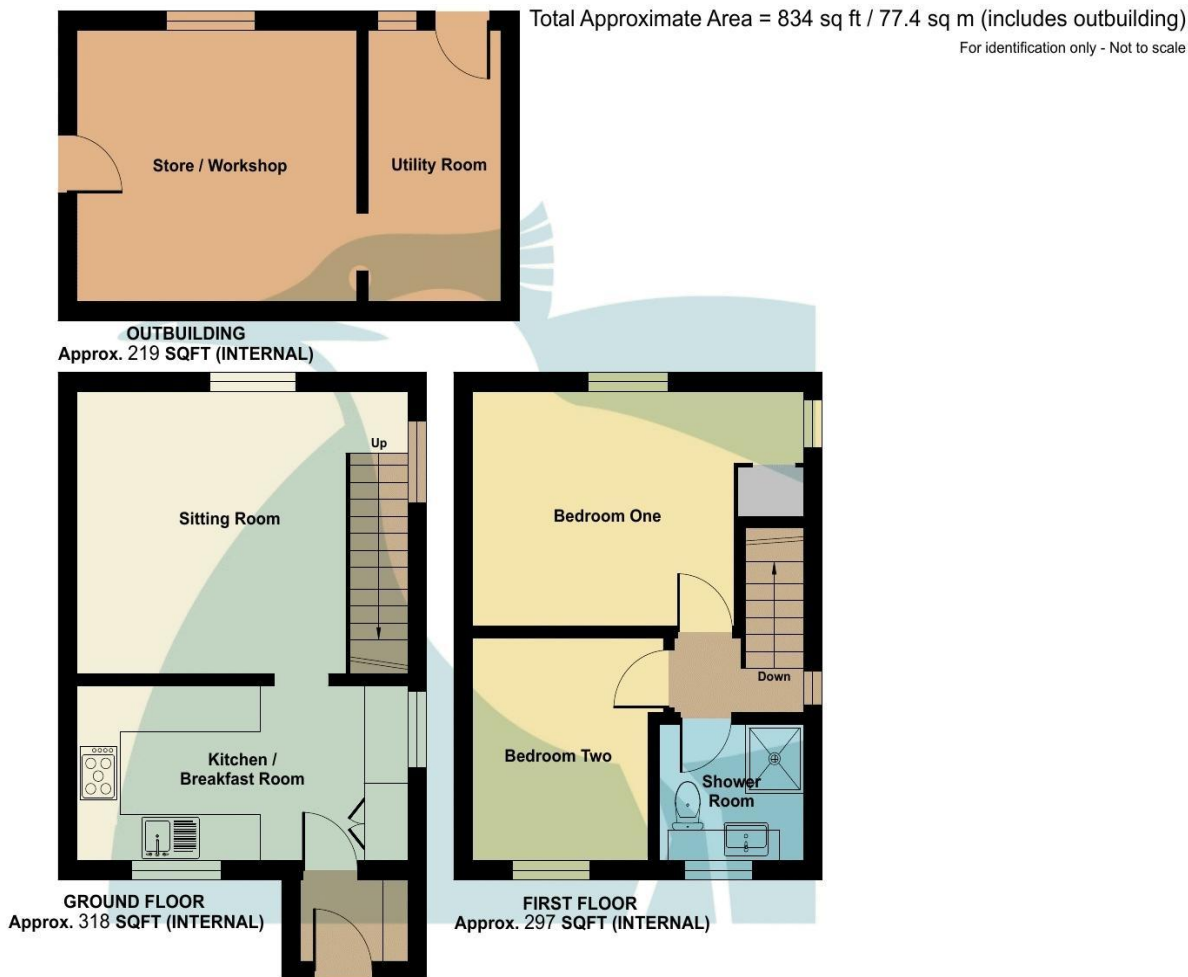
EPC Rating: D

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**



Entrance Porch

Kitchen/Breakfast Room

14' 11" x 7' 5" (4.54m x 2.26m)

Sitting Room

14' 11" x 12' 0" (4.54m x 3.65m)

First Floor Landing

Bedroom One

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m)

Shower Room

6' 6" x 5' 10" (1.98m x 1.78m)

Outbuildings

Utility room

11' 6" x 6' 0" (3.50m x 1.83m)

Store / Workshop

12' 7" x 11' 6" (3.83m x 3.50m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1356880

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Saltwood • Sandwich • Walmer