



Valley House, 5 Mill View Court
Barham, Canterbury, CT4 6PF
£800,000

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Valley House,

5 Mill View Court, Barham, Canterbury

A contemporary, spacious, and beautifully presented five-bedroom family home set within a small development on the edge of a sought-after village, with lovely open views.

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

Valley House offers exceptionally spacious accommodation, designed by the highly regarded architects Clague and built within an exclusive enclave of just five executive homes. The current owners have lived here happily for 21 years, a true testament to how comfortable and well-suited this wonderful property is for family life. The ground floor features a welcoming entrance hall leading to a superb, square-shaped sitting room, elegantly presented with a contemporary fireplace as its focal point. Fully glazed double doors with side panels open onto a covered glass sun terrace, thoughtfully fitted with an electronic, remote-controlled blind, the perfect space for year-round enjoyment. To the front of the property lies a substantial kitchen/dining room, fitted with matching wall and base units, a central island, and worktops incorporating a full-size integrated dishwasher, microwave, oven, and gas hob. Adjacent is a useful utility room with space for white goods. The ground floor also offers a cloakroom/WC, a family room with access to the attractive gardens, and a double bedroom, ideal for guests or multigenerational living. Upstairs, the first-floor landing leads to the impressive master bedroom, ideally positioned at the rear of the

property and featuring a striking cathedral ceiling and a luxurious en-suite shower room. The second bedroom also benefits from a cathedral ceiling, built-in wardrobes, and an en-suite shower room. There are two further bedrooms on this level, along with a well-appointed family bathroom.

Outside

Valley House is approached via a private road to the side, where electric gates open into an attractive shared courtyard leading to a detached double garage, car port, and gated driveway providing ample parking. The rear garden is beautifully landscaped and thoughtfully designed to offer both privacy and tranquility. An extensive shaped terrace with a covered glass veranda creates a serene space for year-round entertaining, complemented by raised beds that provide colour and seasonal interest. To the front, the property enjoys a well-stocked garden with a variety of mature plants and shrubs, enhancing the home's overall charm and curb appeal.

Services

All mains services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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**

Total Approximate Area = 2070 sq ft / 192.3 sq m (includes carport)
 Garage = 323 sq ft / 30 sq m
 Total = 2393 sq ft / 222.3 sq m
 For identification only - Not to scale



Kitchen/Breakfast Room

22' 0" x 18' 7" (6.70m x 5.66m)

Sitting Room

16' 2" x 16' 1" (4.92m x 4.90m)

Dining Room/Bedroom Five

15' 0" x 9' 7" (4.57m x 2.92m)

Family Room

15' 1" x 11' 5" (4.59m x 3.48m)

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

WC

7' 0" x 3' 11" (2.13m x 1.19m)

Master Bedroom

16' 1" x 15' 1" (4.90m x 4.59m)

Master En Suite

9' 5" x 5' 7" (2.87m x 1.70m)

Bedroom Two

14' 1" x 13' 7" (4.29m x 4.14m)

En Suite

9' 3" x 2' 10" (2.82m x 0.86m)

Bedroom Three

15' 1" x 9' 7" (4.59m x 2.92m)

Bedroom Four

13' 1" x 6' 2" (3.98m x 1.88m)

Family Bathroom

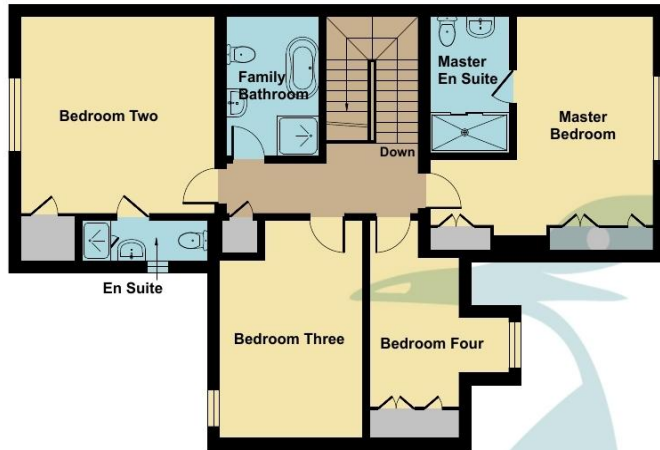
8' 11" x 7' 0" (2.72m x 2.13m)

Double Garage

17' 9" x 18' 3" (5.41m x 5.56m)

Carport

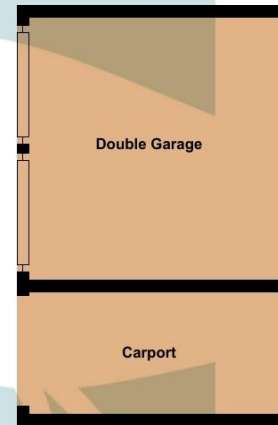
17' 9" x 8' 6" (5.41m x 2.59m)



FIRST FLOOR
Approx. 964 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1106 SQFT (INTERNAL)



GARAGE / CARPORT
Approx. 323 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
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). © nctechcom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1371109

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.

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