



Red Oast Cottage, Brickfield Road, Barham, Canterbury, Kent, CT4 6LQ

www.finns.co.uk

**Red Oast Cottage, Brickfield Road
Barham, Canterbury, Kent, CT4 6LQ**

Guide Price - £1,100,000 Freehold

Red Oast Cottage is a wonderful opportunity to purchase a detached period house presented in good decorative order, set in the centre of this beautiful village in the heart of the Kent Downs National Landscape. The house is set in most attractive gardens of about 0.46 acres with an adjoining paddock of approximately 1.34 acres.

- Entrance Hall
- Double Aspect Drawing Room
- Dining Room
- Sitting Room
- Kitchen / Breakfast Room
- Cloakroom
- 2 Room Cellar
- Principal Bedroom With En-Suite Bathroom
- 3 Further Bedrooms (1 En-Suite)
- Family Bathroom
- Workshop/Store
- Grounds & Gardens of just under 1.8 Acres.



Directions

On entering Barham from Canterbury, pass the village shop on your right. Take the third turning on the left into Brickfield Road where Red Oast Cottage is on the left with wooden gates leading to the parking area.

Red Oast Cottage

Believed to date from 1847, Red Oast Cottage has been extended and extensively refurbished by the current owner to provide a well-proportioned and elegant home. Particular features include a spacious Entrance Hall, a double aspect Drawing Room, two further Reception Rooms, a Kitchen/Breakfast Room with an Aga and four double bedrooms (two of which are en-suite). The house is set towards the front of its plot with lovely far reaching views to the rear.



Grounds and Gardens

The property is approached off Brickfield Road by a pair of wooden entrance gates which lead to the parking area. The garden is laid out attractively to lawn with mature and colourful hedging, shrubs and trees. There is an adjoining paddock planted with numerous specimen and fruit trees. The gardens and grounds amount to just under 1.8 acres.

Surrounding Area & Local Amenities

The property is located close to the centre of the village of Barham which has a well-regarded primary school rated "Good" by OFSTED, a shop/post office and village hall. There is also a 14th century church, recreation ground, tennis courts and bowling green and a pub. Nearby there are wonderful country walks along the beautiful Elham Valley. There are the Championship Golf Courses at Sandwich and Deal as well as a wide choice of other outdoor pursuits nearby.

The Cathedral City of Canterbury is approximately 7 miles away and has a full range of shopping, leisure and educational facilities with schools for all ages and abilities in both the state and private sector.

The HS1 service runs from Canterbury West to London St Pancras taking just 56 minutes. The Channel Tunnel can be joined at Cheriton (approximately 12 miles). The A2/M2 is within easy reach with links to London and Dover.

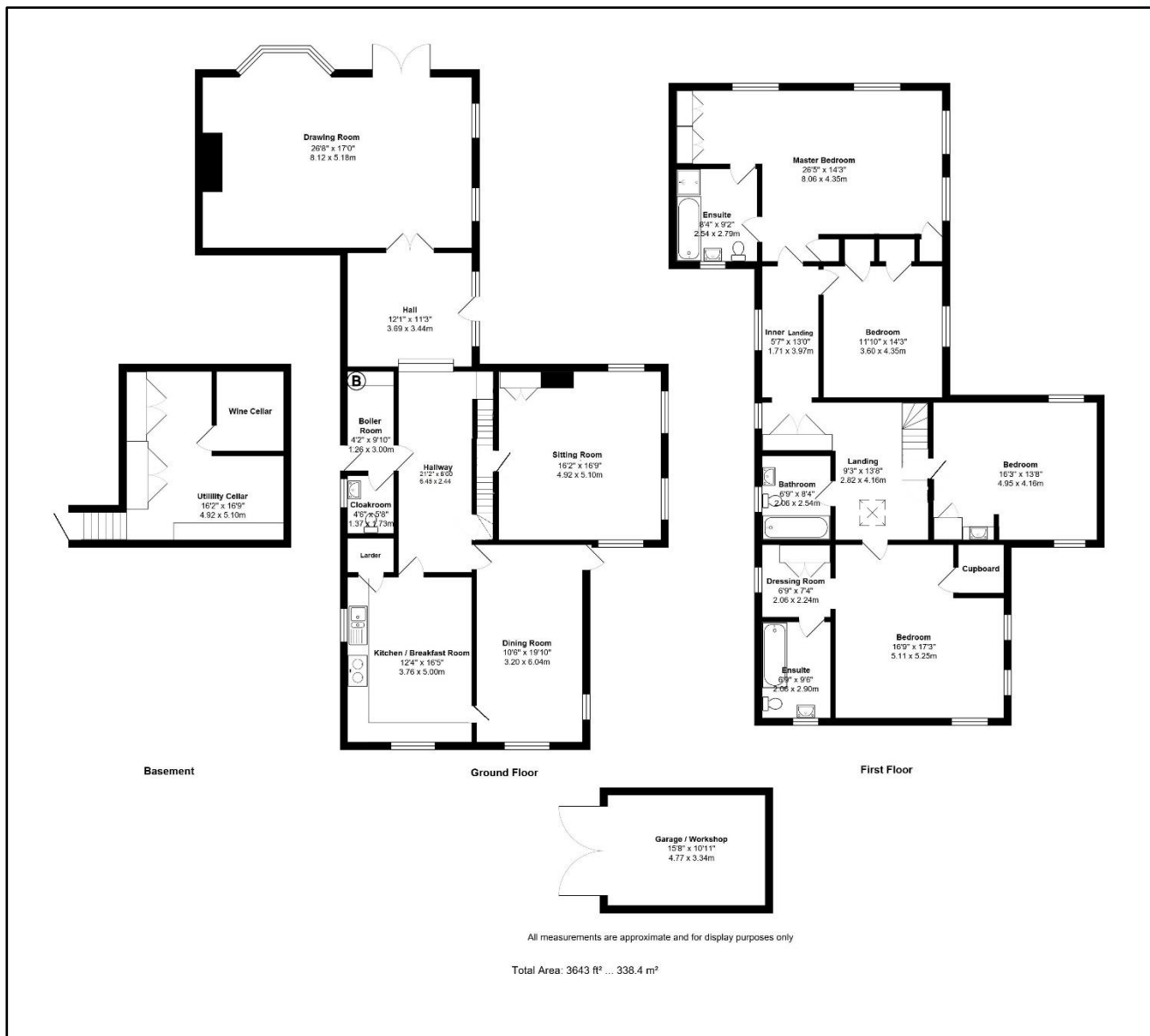
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111 – Canterbury@finns.co.uk

Council Tax: Band 'E' according to the Valuation Office Agency (www.voa.gov.uk).

EPC rating: 60 D.

Date: Photography taken in summer 2018 and details updated in September 2024.





Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

