



Since 1865

Broome Cottage, Derringstone Street, Barham, Canterbury, Kent, CT4 6QB

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**Broome Cottage, Derringstone Street,
Barham, Canterbury, Kent, CT4 6QB**

Guide Price £700,000 Freehold

A beautifully presented Grade II Listed detached cottage which has been restored to a high standard throughout with great care and attention to detail creating a seamless blend of old and new.

- Grade II Listed 4/5 Bedroom Detached Cottage
- Situated In The Centre Of The Village Of Barham
- Completely Refurbished Throughout
- Full Of Period Features
- Family Bathroom
- Off Road Parking

The front door opens to the dining room with exposed beams and a welcoming inglenook fireplace with wood burning stove. To the left is an additional reception room which could make an ideal boot room, play room or home office. The sitting room has a part vaulted ceiling giving a great sense of space and is light and airy with a window to the front and patio doors leading to the rear garden.

The bespoke kitchen/breakfast room is the heart of the home and is fitted with a good range of units with solid wood work surfaces. There is ample seating with a breakfast bar and separate seating area and a door leads out to the garden.

Upstairs on the first floor is the master bedroom which benefits from built in wardrobes. Also on the first floor are two more bedrooms and the family bathroom.



The second floor comprises two further bedrooms with lovely views over the village.

Outside, there is off road parking to the side of the property with space to provide additional parking if required. The low maintenance garden lies to the rear and measures approximately 42' x 21' and is wall and fence enclosed and offers a good level of seclusion and privacy.

The property is located in the centre of the village of Barham which has a well regarded primary school rated 'Good' by OFSTED, a shop/post office and a village hall. There is also a 14th century church, recreation ground, tennis courts, bowling green & a pub as well as miles of country walks through the beautiful Elham Valley.

The Cathedral City of Canterbury is approximately 7 miles away and has an ever expanding range of shopping facilities, an abundance of restaurants, café's and bars as well as a superb range of schools for all ages and abilities in both the state and private sector.

Transport links are excellent with the A2 being just a couple of minutes drive away from the property with its links to London and Dover & Folkestone. The high speed train service from Canterbury West reaches London St Pancras in just 56 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

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

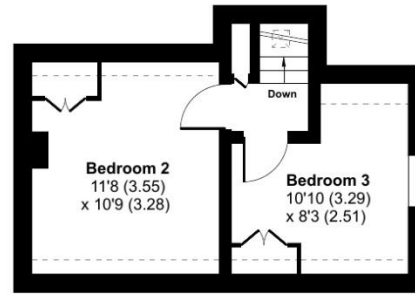
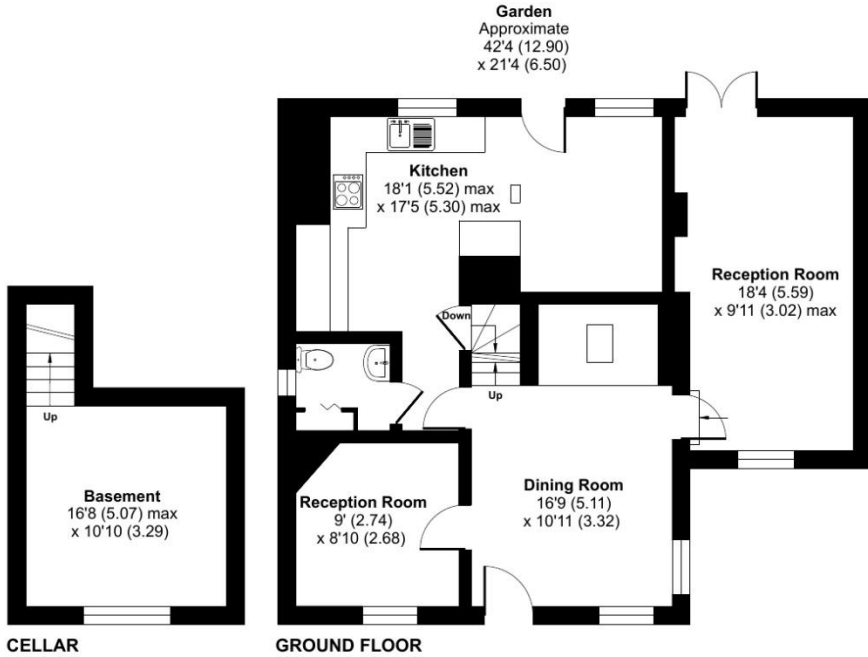
Date: These particulars were prepared on 27/9/24



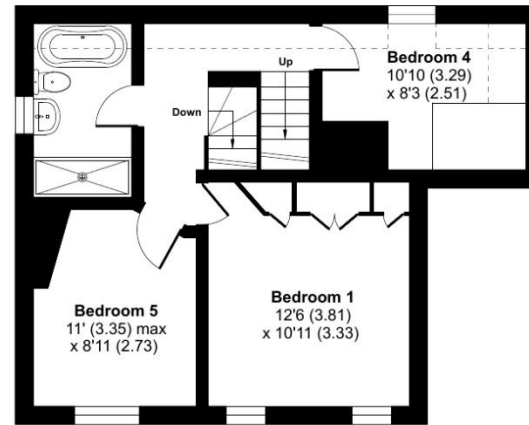


Approximate Area = 1532 sq ft / 142.3 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Total = 1604 sq ft / 148.9 sq m

For identification only - Not to scale



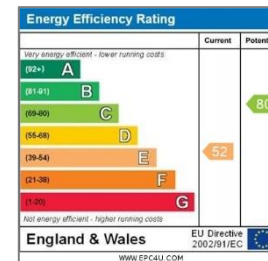
SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Finns. REF: 1192520



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.

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