



**2 THE GROVE, Barham, Canterbury, CT4 6PP**

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## 2 THE GROVE

Barham, Canterbury, Kent, CT4 6PP

**Guide Price £695,000 Freehold**

2 The Grove provides a wonderful opportunity to purchase a large period family home situated in the centre of the popular village of Barham. The property has been extended and modernised by the current vendors to create a large kitchen/dining/family room at the rear of the house with doors leading out to the gardens. There are four bedrooms, two bathrooms, many original features including the stained glass windows on the front door and fireplaces, yet with the convenience of modern day living with heritage double glazed sash windows and gas central heating.

- Handsome period semi-detached house
- Three reception rooms & many original features
- Four bedrooms & two bathrooms
- Wonderfully high ceilings
- Spacious kitchen/dining/family room
- Good size rear garden
- Off road parking & large workshop
- Over 2245 sq ft (208 sq m) of accommodation
- NO CHAIN

### Directions

On entering the village from Canterbury, proceed towards the centre of the village, passing the bowling green and village shop on your right-hand side. Take the first turning on the left into The Grove and proceed straight on where the property is found with a gravel drive providing off road parking.

### Main House

The front door leads to the elegant entrance hall with stairs to the first floor and doors leading to the sitting room with a large bay window to the front and a fireplace with log burner. The dining room is accessed from the hallway, a wonderful space for formal dining with high ceilings and a period fireplace.



## Main House (Continued)

To the rear of the house is the beautifully fitted kitchen which has been completed to a very high standard with granite work surfaces, a double oven and integrated appliances including a fridge, freezer and dishwasher. The extended family room is an excellent social space ideal for entertaining with doors which lead to the garden.

On the first floor the master bedroom is found at the front with a large bay window and feature fireplace. A further bedroom is found on the first floor along with the large family bathroom. From the landing stairs lead to the second floor with two good size further bedrooms and a second bathroom.

## Grounds and Gardens

To the front of the property is a gravelled drive providing off road parking for several cars. The rear garden is well established and is attractively laid out with a variety of mature trees and shrubs. Beyond the main lawn area is a large raised vegetable bed and a very useful workshop measuring approximately 19' x 17'. The rear garden measures approximately 100' x 95'.

## Surrounding Area & Local Amenities

The property is located close to the centre of the village of Barham which has a well-regarded primary school, a shop/post office and village hall. There is also a 14th Century Church, recreation ground, tennis courts and bowling green and a Village Pub. Nearby there are wonderful country walks along the Elham Valley Way. Road links are excellent with the A2 being close by and Canterbury being just 7 miles away with its high speed rail service from Canterbury West to London St Pancras taking just 56 minutes.

**Council Tax:** Band 'E' according to [www.voa.gov.uk](http://www.voa.gov.uk)

**Date:** These particulars were prepared on 2/10/24.

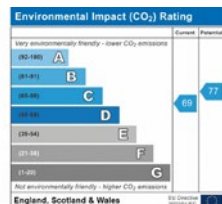
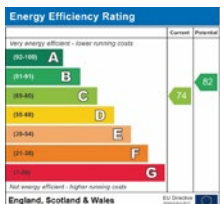
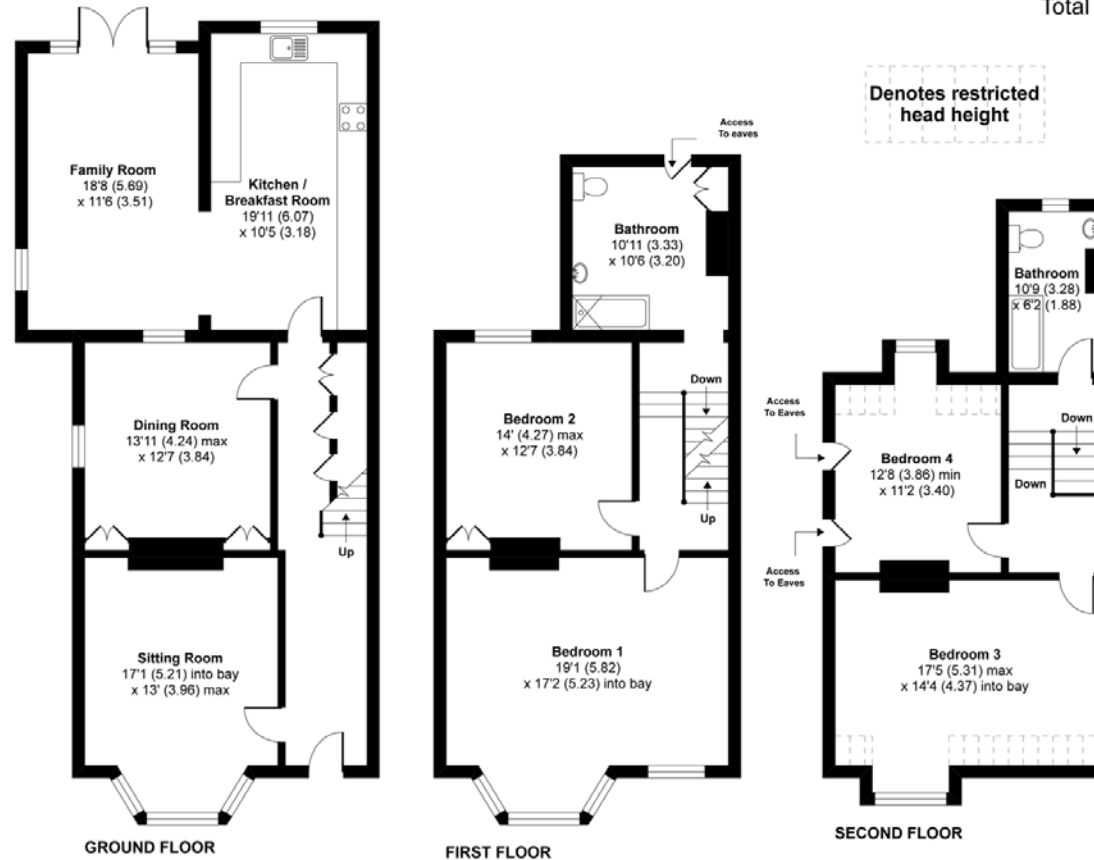
**Viewing:** Strictly by appointment with Finn's Canterbury. Telephone 01227 454111



# The Grove, Barham, Canterbury, CT4

Approximate Area = 2203 sq ft / 204.6 sq m  
 Limited Used Area(s) = 42 sq ft / 3.9 sq m  
 Total = 2245 sq ft / 208.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Finns. REF: 616835

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 Canterbury  
 Kent CT1 2QD  
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## Finn's St Nicholas At Wade

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 Kent CT7 0NE  
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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.