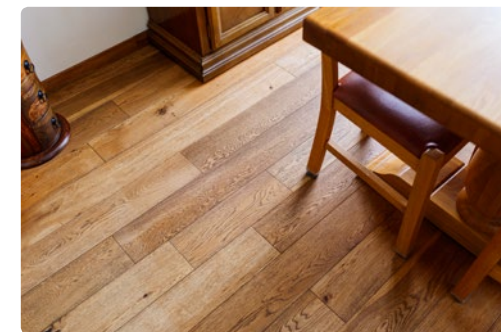




Freehold



Downside, Derringstone Hill, Barham, Canterbury, CT4 6QD

- Charming Detached 1970's Built Residence
- Open Plan Living Area With French Doors
- Three Bedrooms & Two Bathrooms
- Garage Conversion Creating Additional Reception
- Engineered Oak Flooring & Wood Burning Stove
- Impressive Views Of Rolling Countryside
- 100 Ft Rear Garden & Substantial Driveway
- Central Village Location Close To Canterbury

SITUATION:

Barham is a picturesque village nestled in the heart of the Kent countryside, offering a peaceful and idyllic setting rich in history. Located just a few miles from the vibrant city of Canterbury, it combines rural charm with convenient access to a wide range of amenities. The village is characterised by charming cottages, open green spaces, and scenic countryside views, making it a highly desirable location for those seeking a tranquil yet connected lifestyle.

The village benefits from a selection of local amenities, including a primary school, a traditional pub, and an array of footpaths and walking trails that showcase the area's natural beauty. Surrounded by rolling hills, woodland, and farmland, it provides an ideal setting for outdoor pursuits and a slower pace of life.

A short drive away, Canterbury, a UNESCO World Heritage Site, is renowned for its magnificent cathedral dating back to the 11th century. The city offers a rich blend of culture and heritage, with theatres, museums, galleries, and an excellent choice of shops, restaurants, and cafés, all contributing to its vibrant and cosmopolitan atmosphere.

Barham's proximity to Canterbury ensures residents enjoy the best of both worlds, with the calm of village life and the convenience of a thriving city close at hand. Excellent transport links, including nearby train services with direct connections to London, further enhance its appeal for commuters and families alike.



DESCRIPTION:

This charming detached three-bedroom residence is ideally positioned in the highly sought-after village of Barham, enjoying far-reaching views across rolling countryside. Occupying a generous plot, the property benefits from a substantial driveway and an impressive 100 ft rear garden.

Originally constructed in the late 1970s, the home has been significantly enhanced by the current owners. A notable improvement includes the thoughtful conversion of the garage, creating additional living accommodation it now offers over 1,300 sq. ft. of well-balanced and versatile living space.

Set well back from the road, Downside offers a sense of privacy, with a large driveway to the front. The attractive façade blends hung tiles with exposed brickwork, complemented by attractive windows, creating a warm and inviting first impression.

The front door opens into a bright and welcoming entrance hall, complete with a cloakroom and staircase rising to the first floor. Engineered oak flooring flows seamlessly throughout the ground floor, leading into a spacious living area centred around a wood-burning stove set within a chimney breast. There is ample space for both dining and relaxation, with French doors opening directly onto the rear garden.

The kitchen is well-appointed with a range of solid wood cabinetry, complemented by Italian granite worktops and a classic butler sink with mixer tap. Integrated appliances are neatly incorporated, and generous workspace makes it ideal for both everyday living and entertaining. Adjacent to the kitchen is a separate sitting room, which offers potential (subject to the necessary consents) to be opened up, creating an impressive open-plan kitchen/dining space.

To the first floor, a spacious galleried landing provides access to three bedrooms and a well-appointed family bathroom. The principal bedroom benefits from fitted wardrobes, while all bedrooms to both the front and rear enjoy stunning countryside views.

OUTSIDE:

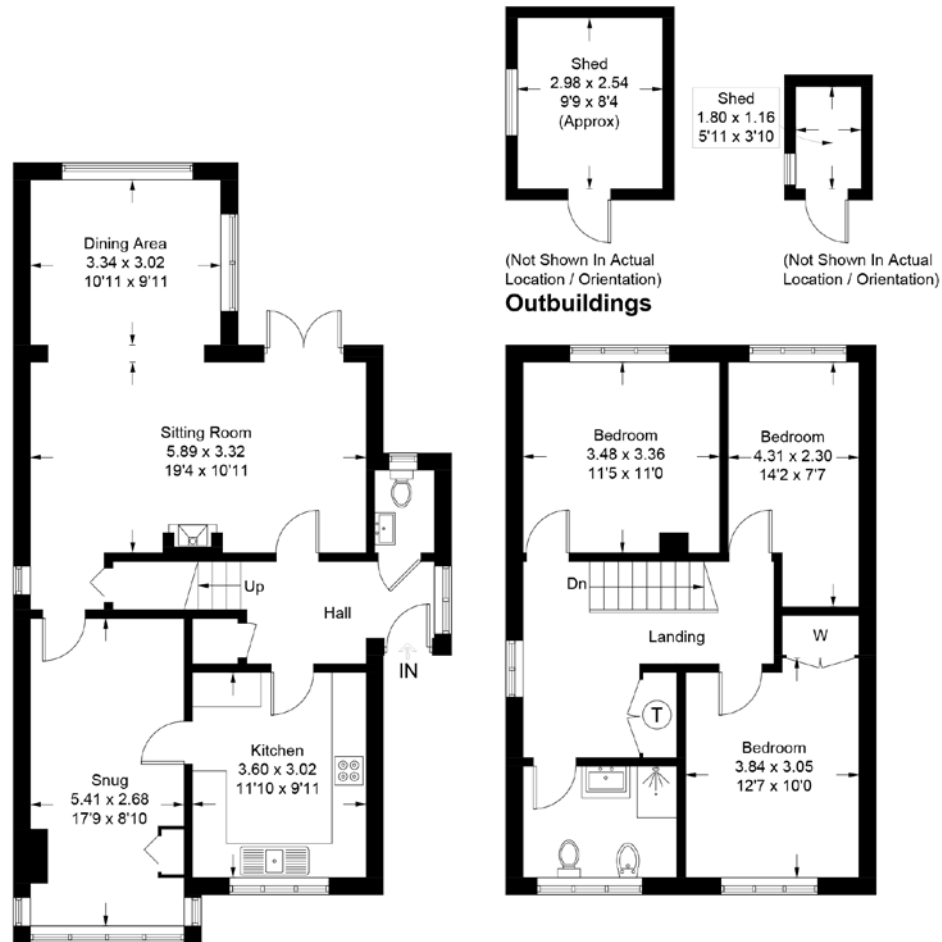
Downside occupies a substantial plot, featuring an extensive private driveway to the front, with gated access leading to the entrance. The rear garden extends to over 100 ft and is predominantly laid to lawn, bordered by mature hedging and interspersed with established shrubs, fruit trees, and colourful planting. Stepping stones lead to a shed and greenhouse, while closer to the house there is a charming chicken coop. The gated driveway provides ample parking for multiple vehicles and is softened by well-maintained greenery and manicured borders.











TOTAL FLOOR AREA: 1332 sq. ft (123sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

