



Heaselands Barn South Barham Rd
Barham, Canterbury, CT4 6QA
£799,500

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Heaselands Barn

A beautiful and spacious Kentish Barn that is beautifully presented throughout, situated within the desirable village of Barham alongside The Nailbourne.

Situation

This stunning property is situated off a small country lane yet is close to the centre of the popular village 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

Heaselands Barn is a striking and characterful home, offering an impressive blend of period charm and contemporary living. Features include full-height front windows, extensive exposed beams, a galleried landing, and a superb inglenook fireplace with wood-burning stove, all contributing to its unique appeal. The accommodation is wonderfully deceptive in scale, and from the moment you step inside you are immediately struck by the sense of space and light.

The triple-aspect sitting room is of grand proportions, lending itself to three distinct living zones, ideal for both relaxation and entertaining. The kitchen/breakfast room is stylish and contemporary in design, complete with a large central island, walk-in pantry, and a highly practical utility room. In addition, there is a generous dining/family room, a study/third reception room, and a cloakroom/WC completing the ground floor.

To the first floor, a superb galleried landing makes the most of the full-height entrance hall windows, overlooking the courtyard area below.

The landing leads to a family bath/shower room and three large double bedrooms, two of which benefit from built-in wardrobes. The impressive principal bedroom is particularly noteworthy, featuring a well-appointed en-suite with both a shower and a slipper bath arranged around the original beam work.

Outside

The gardens are a particularly attractive feature of the property, enjoying a good degree of seclusion and privacy. Principally positioned to the side, they are laid mainly to a neat lawn. A patio area offers an ideal space for outdoor entertaining and alfresco dining. There is a double garage and ample parking for several vehicles to the side of the property.

Services

All mains' services connected. Gas-fired central heating throughout, supplemented by under floor heating in the Entrance Hall.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: D

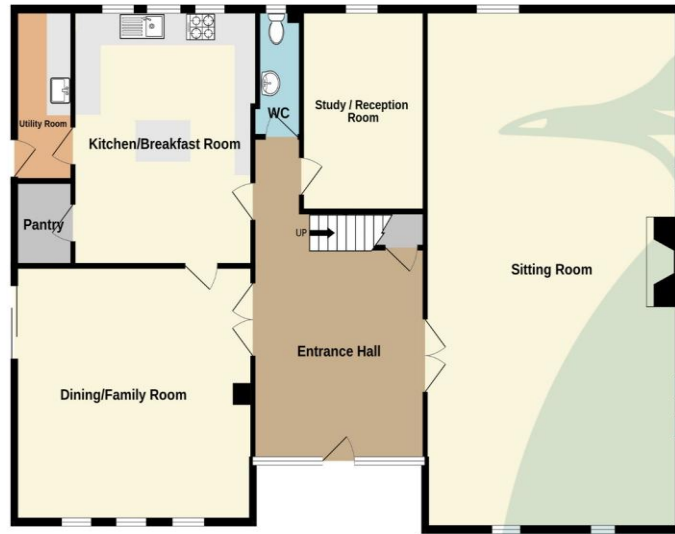
Agents Note

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**

Ground Floor
1742 sq.ft. (161.9 sq.m.) approx.



1st Floor
1607 sq.ft. (149.3 sq.m.) approx.



TOTAL FLOOR AREA : 3349 sq.ft. (311.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

14' 11" x 13' 9" (4.54m x 4.18m)

Sitting Room

35' 5" x 19' 9" (10.79m x 6.03m)

Dining/Family Room

19' 7" x 17' 5" (5.97m x 5.30m)

Kitchen/Breakfast Room

17' 6" x 15' 0" (5.33m x 4.57m)

Utility room

11' 8" x 4' 7" (3.56m x 1.40m)

Walk-in Pantry

Study/Reception Room

13' 9" x 10' 3" (4.20m x 3.13m)

WC/Cloakroom

Galleried Landing

Master bedroom

29' 2" x 19' 9" (8.90m x 6.03m)

En-suite

10' 10" x 8' 4" (3.31m x 2.53m)

Bedroom Two

19' 7" x 14' 7" (5.97m x 4.45m)

Bedroom Three

19' 7" x 12' 0" (5.97m x 3.66m)

Family Bath/Shower Room

14' 5" x 10' 3" (4.39m x 3.12m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

135 Canterbury Road, Hawkinge, Kent, CT18 7BS

t: 01303 892000

e: hawkinge@colebrooksturrock.com



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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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