



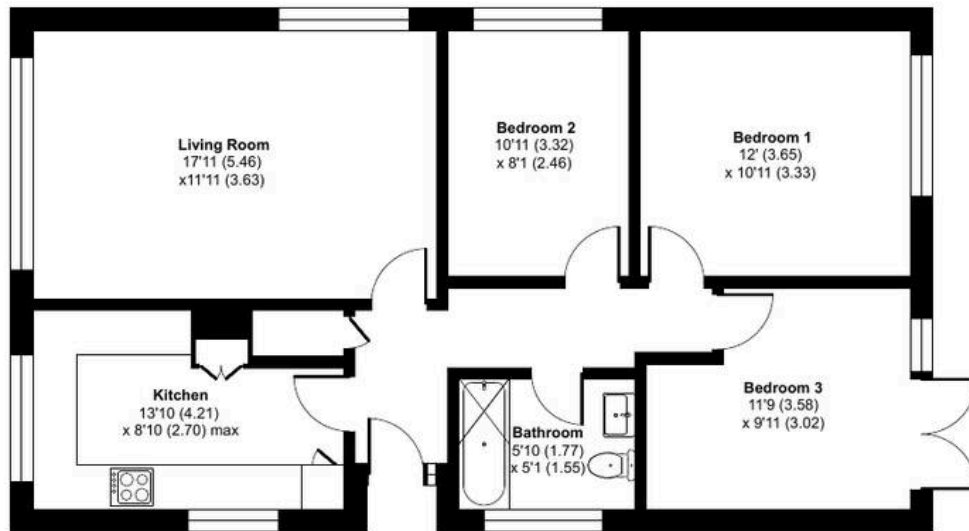
Pennies Railway Hill, Barham - CT4 6PZ

Guide Price **£625,000**

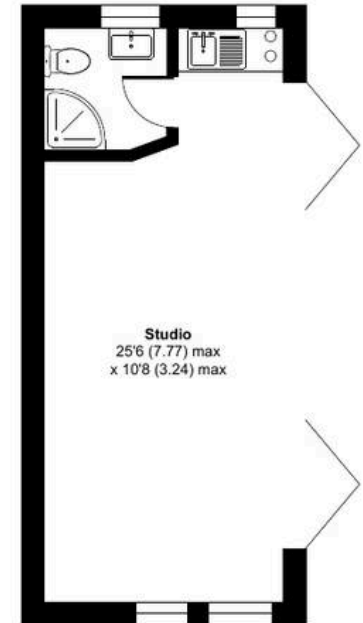
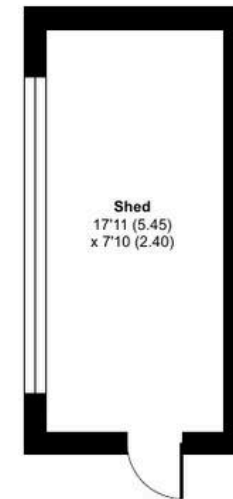
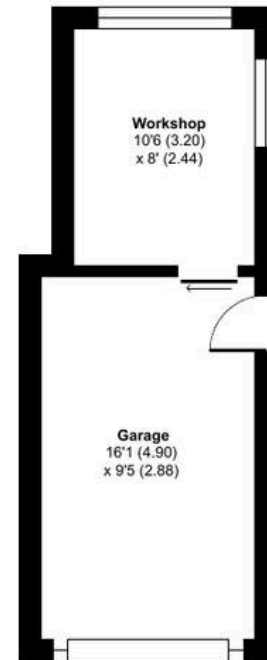
Pennies, Railway Hill, Barham, Canterbury, CT4

Approximate Area = 817 sq ft / 75.9 sq m
Garage / Workshop = 240 sq ft / 22.2 sq m
Outbuildings = 412 sq ft / 38.2 sq m
Total = 1469 sq ft / 136.3 sq m

For identification only - Not to scale



BUNGALOW





Pennies Railway Hill

Barham, Canterbury

Tucked away in a highly sought-after location, this beautifully presented three-bedroom bungalow offers an enviable lifestyle surrounded by glorious countryside views and stunning mature gardens. Designed for both comfort and entertaining, the home features a welcoming entrance hall, a bright double-aspect sitting room centred around a charming wood-burning stove, a stylish fitted kitchen, and three well-proportioned bedrooms, with the third enjoying French doors opening directly onto the garden. The recently refitted contemporary bathroom adds a touch of luxury, while outside the property truly comes into its own. Ample driveway parking, a garage and workshop are complemented by secluded front gardens framed by established hedging, creating an immediate sense of privacy. To the rear, the generous landscaped garden provides a peaceful retreat with lawns, well-stocked borders and a central pathway leading to an exceptional newly built studio/annexe. Perfect for guests, multi-generational living, working from home or creative pursuits, this luxurious space features a shower room, kitchenette and bi-fold doors opening onto a sun terrace overlooking a beautiful pond, where the sights and sounds of nature create a truly tranquil setting. A rare opportunity to embrace countryside living with modern convenience, this outstanding home must be viewed to be fully appreciated. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D











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Bennett**
Independent estate & letting agents

Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393 • info@laingbennett.co.uk • www.laingbennett.co.uk/

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