




Park House
Church Lane, Barham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully curated and stylishly presented property in charming grounds

A distinctive five-bedroom village house which has been subject to thoughtful and stylish modernisation and enhancement, with a focus on clean lines and use of large picture windows instilling a great sense of openness to the wonderful gardens and countryside beyond.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



**DRIVEWAY/
OFF STREET**



**ABOUT 1.4
ACRES**



FREEHOLD



VILLAGE



**2,993 – 3,111
SQ FT**



**GUIDE PRICE
£1,950,000**



The property

Step inside this beautifully presented home through a welcoming reception hall that sets the tone for the spacious and thoughtfully designed accommodation beyond.

To the left, the tranquil drawing room invites you to relax and unwind. Here, a full-height picture window frames serene views of visiting wildlife and the surrounding nature, while a contemporary free standing wood-burning stove adds warmth and character. Steps lead down to an impressive triple-aspect sitting/dining room, bathed in natural light from sky lanterns and full-height glazing. Patio doors open onto the front terrace – the perfect spot for an evening drink. The comfortable sitting area is arranged around a striking Danish wood-burning stove and a large picture window that showcases the outdoors.

To the right of the reception hall, you'll find a cosy yet spacious dual-aspect family room, also featuring a

wood-burning stove, ideal for movie nights or quiet reading. At the heart of the home, the stylish kitchen/breakfast room is fitted with a range of sleek wall and base units, integrated Neff appliances, and a breakfast bar. This room opens onto a wide rear terrace through full height glazed doors, making it perfect for morning coffee or al fresco dining. A rear hallway connects the kitchen to a well-equipped utility room, a modern shower room, and another access point to the rear terrace – practical and convenient for everyday living.

Upstairs, the principal bedroom is a true retreat, with floor-to-ceiling glazing, Juliet balconies, open vaulted ceiling and a contemporary en suite bathroom. Four additional bedrooms provide plenty of space for family and guests, including one with its own en suite shower room. A chic family bathroom features a freestanding copper bath and a separate walk-in shower. All bedrooms enjoy charming views over the surrounding countryside.





















Outside

The well-maintained grounds surrounding the house benefit from generous lawned areas, mature trees, vibrant herbaceous borders, and an established vegetable garden. There are also 500 vines (Pinot Noir and Chardonnay) and a hop garden — offering both beauty and potential for home-grown production.

Privately set behind mature hedging and a level lawn, the property is approached via a gravelled driveway and forecourt, offering ample parking and access to a detached outbuilding. This versatile space currently houses a gym, a laundry room, and an open-sided outdoor kitchen – ideal for summer entertaining.

The gardens are laid mainly to lawn and centred around a stunning ‘endless’ swimming pool with complete paved surround, and expansive terraces that are perfect for hosting, relaxing, or dining al fresco.

Beyond the formal garden, the grounds include a working, hobby vineyard and a brewhouse, equipped with processing facilities, a wet brewing area, and a dedicated drinks store – offering exciting potential for lifestyle or business ventures.

A charming adjacent shepherd’s hut enhances the property’s versatility, featuring a kitchen/sitting area with wood-burning stove, bedroom, shower room, external hot tub, and a covered outdoor dining space. This fully self-contained unit presents an excellent opportunity for guest accommodation and is currently run as a very successful holiday let.



Distances

- Aylesham 2.8 miles
- Canterbury 6.9 miles
- Folkestone 10.5 miles
- Dover 10.5 miles

Nearby Stations

- Bishopsbourne
- Aylesham
- Canterbury West/East

Key Locations

- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Marlowe Theatre

Nearby Schools

- Local village primary schools
- State and independent schools in Canterbury



Location

Nestled within the Kent Downs National Landscape, the picturesque village of Barham lies just southeast of Canterbury, offering an exceptional balance of rural charm and excellent connectivity.

Barham enjoys a vibrant community atmosphere and is home to a thriving, highly regarded primary school, praised for its nurturing ethos, strong academic performance, and deep engagement with village life—making it especially attractive to families. Barham combines idyllic village life with top-tier education and travel connections—making it an ideal choice for families, professionals, and lifestyle seekers alike.

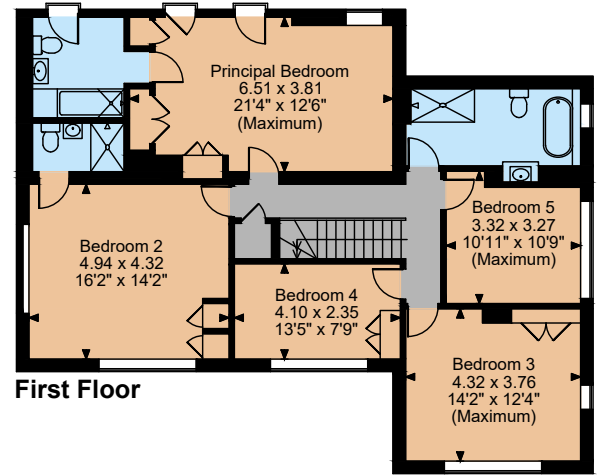
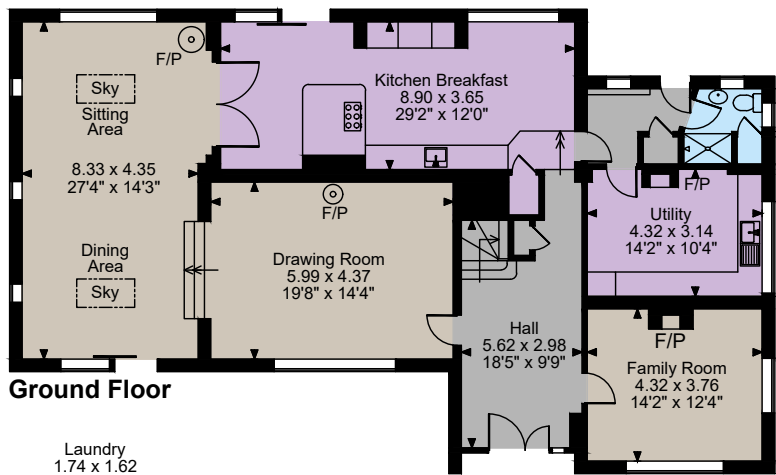
The nearby city of Canterbury offers an impressive range of secondary education options. These include highly regarded grammar schools for boys and girls, as well as a mixed grammar school, ensuring access to top-tier selective education. For those seeking independent schooling, Canterbury is home to several prestigious institutions: The King's School Canterbury, St Edmund's School, and Kent College, each with a strong reputation for academic excellence and a wide array of extracurricular opportunities.

A celebrated centre of history and culture, Canterbury features the world-famous Canterbury Cathedral, a UNESCO World Heritage Site. The city also offers an extensive range of shopping, dining, and leisure facilities, as well as theatres, museums, parks, and scenic river walks.

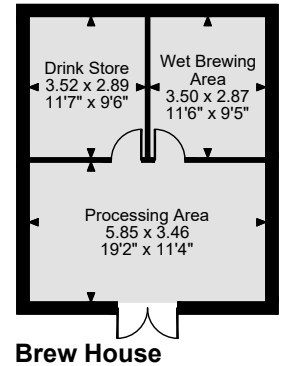
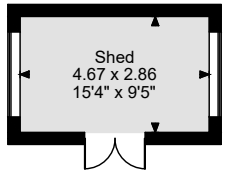
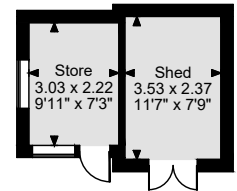
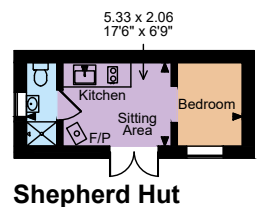
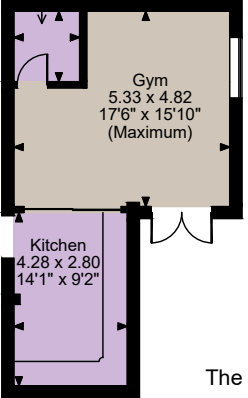
Transport links are excellent, with the A2 less than a mile away, providing direct access to the M2 and wider motorway network. Canterbury's two railway stations offer direct services to London Victoria and Charing Cross, as well as high-speed trains to London St Pancras in under an hour. The property is also ideally placed for access to continental Europe via the Eurotunnel and Port of Dover.



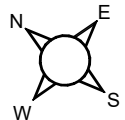




Laundry
1.74 x 1.62
5'9" x 5'4"



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647336/SS



Floorplans

Main House internal area 2,993 sq ft (278 sq m)
Shepherd Hut internal area 118 sq ft (11 sq m)
Outbuilding internal area 721 sq ft (67 sq m)
Brew House internal area 444 sq ft (41 sq m)
Total internal area 4,276 sq ft (397 sq m)
For identification purposes only.

Directions

CT4 6QR

what3words: ///remarried.interest.overruns - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating. The shepherd's hut has a full-size domestic gas boiler (calor gas) supplying central heating and hot water

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

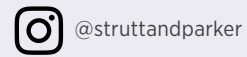
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

