

The Red House Old Valley Road, Barham



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**4,815 sq ft (447 sq m) | Freehold
6 reception rooms | 7 bedrooms | Cellar
Annexe 437 sq ft (41 sq m)
Gardens and grounds | About 0.75 of an acre**

Guide price £1,750,000

An exquisite Georgian house set in delightful gardens in a sought after and accessible village

The Red House is the quintessential early 18th century Georgian village house and one of the most beautiful in the Elham Valley. True to its name, this exceptionally elegant house is built of mellow red brick, having a particularly pleasing symmetrical front elevation perfectly adorned by an ancient wisteria. The current owner has carried out a sympathetic programme of upgrading and maintenance during their ownership with advice from a renowned local conservation architect.

Listed Grade II, internally, the house has a fine range of reception rooms. Either side of the entrance hall sits a comfortable sitting room and a dining room, the latter leading in turn to the library which - in common with the drawing room - enjoys pretty views of the garden through tall windows.

Linked by a generous hall with a fireplace, the side wing of the house provides a fantastic kitchen and breakfast room as well as an office or snug. Together these spaces provide excellent spaces for day-to-day family living and entertaining, bolstered by a utility room, larder, cloakrooms, a boot room and store.

On the first floor the principal bedroom offers an extremely comfortable arrangement, having a dressing room off which are both a bathroom and a shower room. The second bedroom has an en suite shower room, and a third bedroom sits adjacent to the generous family bathroom. The second floor continues to be well-proportioned and provides four further bedrooms and a bathroom.

Outside
Set well back from Valley Road behind Barham village green, The Red House is approached via a carriage drive behind wrought iron gates and railings.

The gardens are a stunning feature providing a suitably elegant backdrop to the house. To the side a south facing rose garden is beautifully laid out with brick paths, a pergola and a greenhouse.



The principal gardens behind are partly walled and sweep away from the house, with flagstone paths between high yew hedges and obelisks leading the eye to the foot of the garden. The lawns are flanked with densely planted herbaceous and shrub beds. Close to the house a raised terrace is ideal for al fresco dining. The garden is home to specimen trees including a magnificent horse chestnut, yew and beech.

Wooden gates open to a gravel courtyard in front of a delightful self-contained annexe which provides a stylish living space.

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. Enjoying a vibrant community atmosphere and home to a well-regarded primary school, Barham combines idyllic village life with top-tier education and travel connections, making it an ideal choice for families, professionals and lifestyle seekers alike.

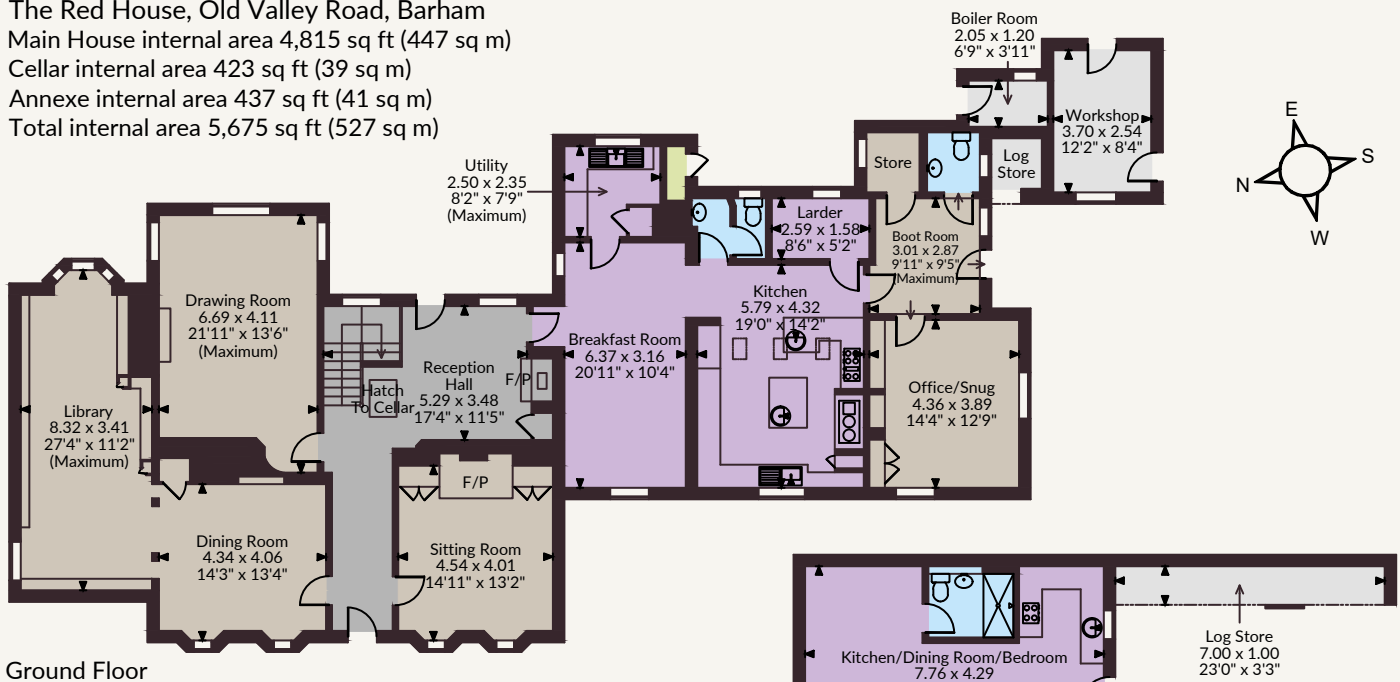
A celebrated centre of history and culture, nearby Canterbury features the world-famous Cathedral, a UNESCO World Heritage site. The city also offers an extensive range of shopping, dining and leisure facilities, as well as theatres, museums, parks, and scenic river walks. There is an array of education options, including grammar and independent schools and Canterbury is home to several prestigious institutions: The King's School Canterbury, St Edmund's School, and Kent College.

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 (from 53 minutes). The property is also ideally placed for access to Continental Europe.

General
Local Authority: Canterbury City Council
Services: All mains services; gas heating.
Council Tax: The Red House - Band G; The Annexe - Band A
EPC Rating: The Red House - E; The Annexe - E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



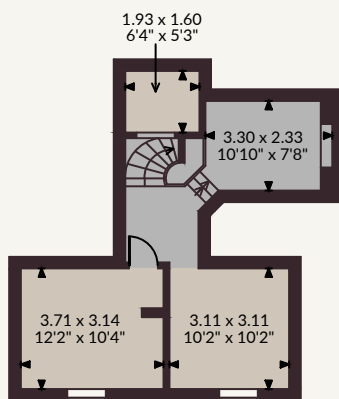
The Red House, Old Valley Road, Barham
 Main House internal area 4,815 sq ft (447 sq m)
 Cellar internal area 423 sq ft (39 sq m)
 Annexe internal area 437 sq ft (41 sq m)
 Total internal area 5,675 sq ft (527 sq m)



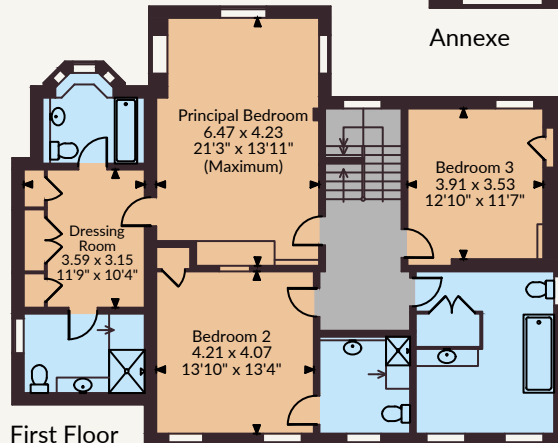
Ground Floor



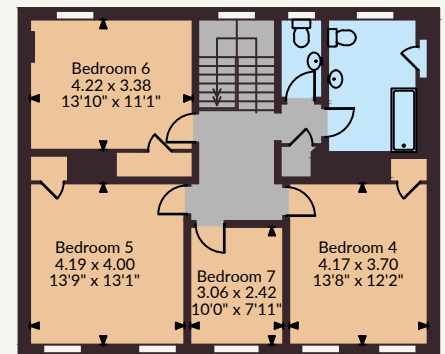
Annexe



Cellar



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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