



# Barham House

The Street, Barham, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An exciting development opportunity in the heart of a highly desirable village close to Canterbury

A substantial Grade II listed house offering over 10,000 square feet of accommodation together with additional building plots for two large detached family homes; providing an opportunity to either refurbish as a magnificent home or to build out the residential development opportunities granted.



**RESTORE  
MANSION**



**OR DIVIDE  
INTO TWO**



**2 BUILDING  
PLOTS**



**GENEROUS  
PARKING**



**LARGE  
GARDEN**



**FREEHOLD**



**VILLAGE  
LOCATION**



**MANSION  
10,794 SQ FT**



**GUIDE PRICE  
£1,700,000**

### The property

Barham House is a handsome Grade II listed property dating from the 18th century most recently used as a care home. Planning consent has recently been granted to convert the building into two large dwellings.

In addition, planning consent has been granted for the construction of two additional detached four-bedroom dwellings of 2,500 sq ft each on the site.

Planning information can be found on Canterbury City Council's planning portal under ref: CA/24/00817.

There is a range of magnificent reception rooms across the front of the house. Beautiful tall sash windows and high ceilings remain as evidence of its fine period heritage. The rooms include a 39ft drawing room with elegant cornicing, fireplace and a stunning bay window. There is also a generous sitting room with a handsome fireplace, a conservatory and a formal dining room with two large bay windows.

Additionally, the ground floor has a library, an office and a kitchen and breakfast room. Towards the rear, across the two wings of the house, there are eight bedrooms, seven of which have en suite shower rooms

Two staircases and a lift provide access to the first floor, where there are a further 12 bedrooms, five of which have en suite cloakrooms. The second floor is arranged as a self-contained apartment.

Additionally, the property has several stores and plant rooms, as well as a cellar with a boiler room, store rooms and a wine cellar.

Barham House is available for purchase without the building plots if desired. The building plots will not be sold separately prior to Barham House.





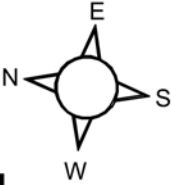






Existing Floorplans – Mansion

Barham House, The Street, Barham  
Internal area 10,794 sq ft (1,003 sq m)



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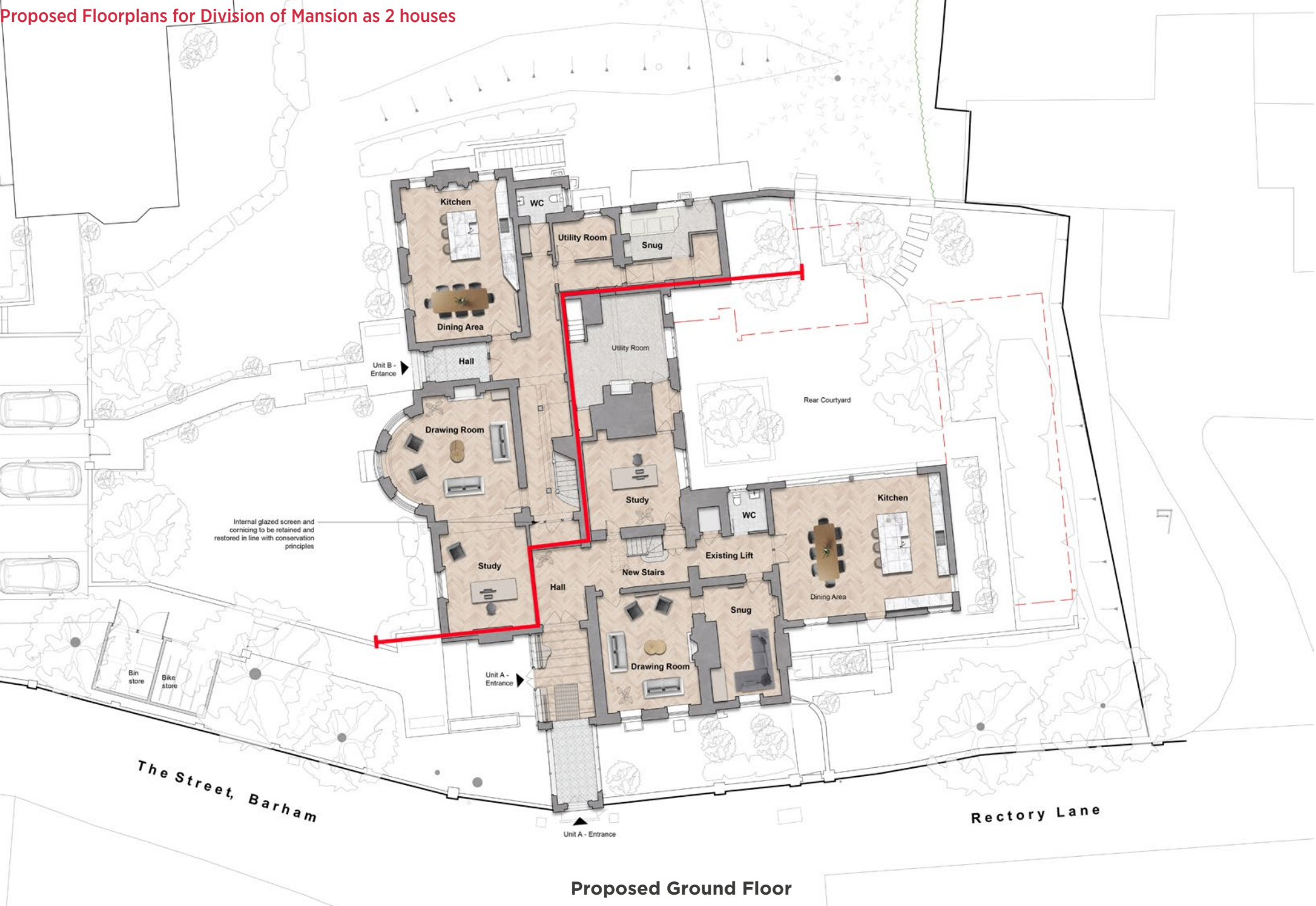
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□□□□ Denotes restricted head height

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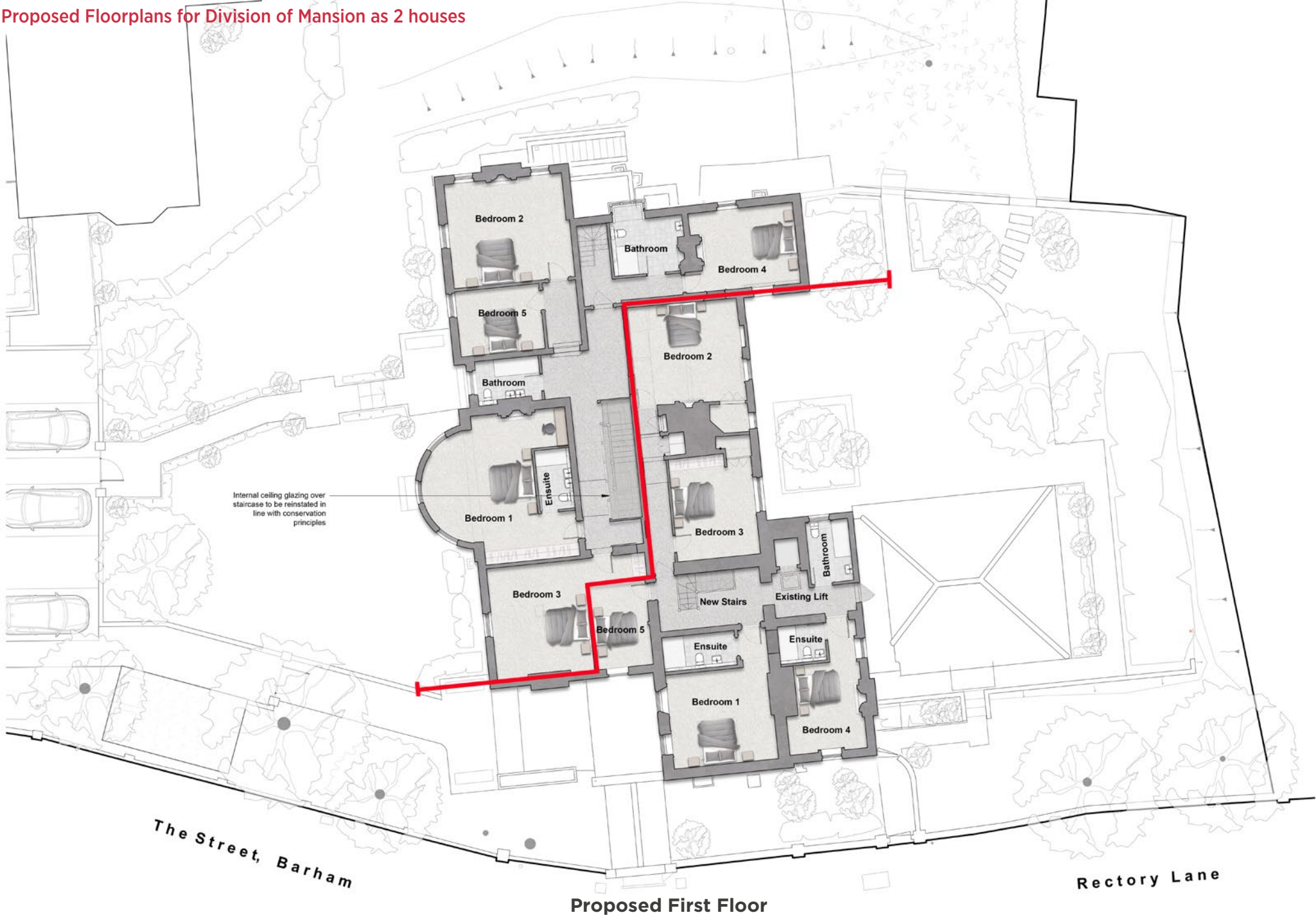


Proposed Floorplans for Division of Mansion as 2 houses



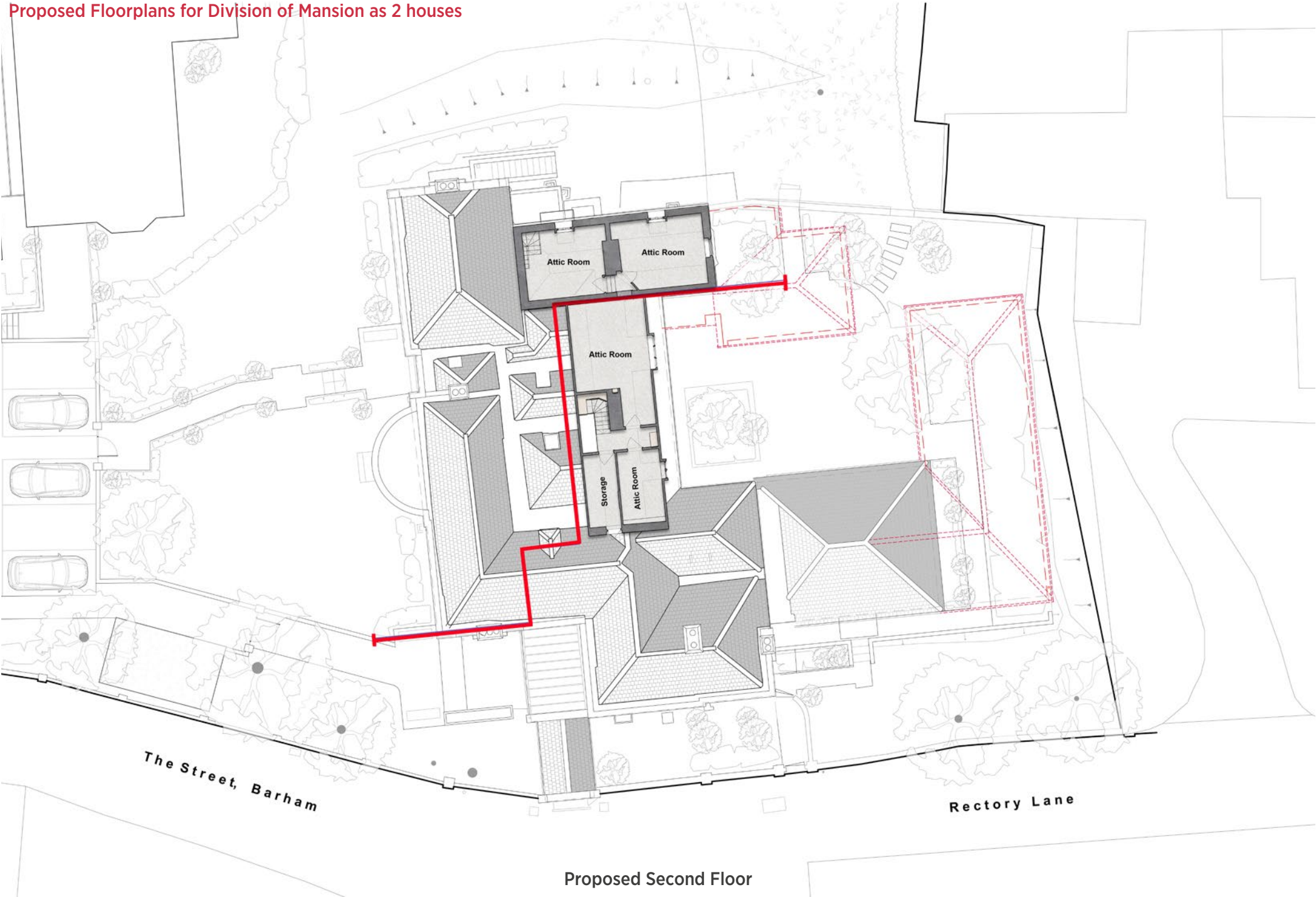
Proposed Ground Floor

Proposed Floorplans for Division of Mansion as 2 houses





Proposed Floorplans for Division of Mansion as 2 houses



Proposed Second Floor



Proposed Site Plan - Indicative Only





## Outside

The house is situated in a picturesque setting at the heart of the village and close to the church. The gardens are laid to lawn and bordered by established hedgerows and mature trees with a large drive and parking area, providing ample parking for the four proposed houses.

The new build locations are to the north-west of the plot.

## Location

Situated in the Kent Downs National Landscape to the south-east of Canterbury, Barham has a thriving village community, with a local shop, a public house a village hall and a primary school, as well as the award-winning Simpson's Wine Estate. Nearby Aylesham offers a choice of further amenities, including a small supermarket. Canterbury is within easy reach and provides a wide range of educational, leisure and shopping facilities.

The property is well placed for road and rail links, with the A2 less than a mile away and linking to the M2 and wider motorway network. Canterbury offers two stations with stopping services to London Victoria and Charing Cross and access to the High-Speed service to St Pancras (with journey times from 54 minutes). The area has good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- Aylesham 2.8 miles
- Canterbury 6.5 miles
- Folkestone 9.5 miles
- Dover 10.5 miles
- Deal 13.5 miles

## Nearby Stations

- Snowdown
- Aylesham
- Adisham
- Canterbury West/East

## Key Locations

- St John the Baptist Church, Barham
- Broome Park Hotel
- The Pig at Bridge
- Howletts Wild Animal Park
- Simpsons Wine Estate
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- The Marlowe Theatre

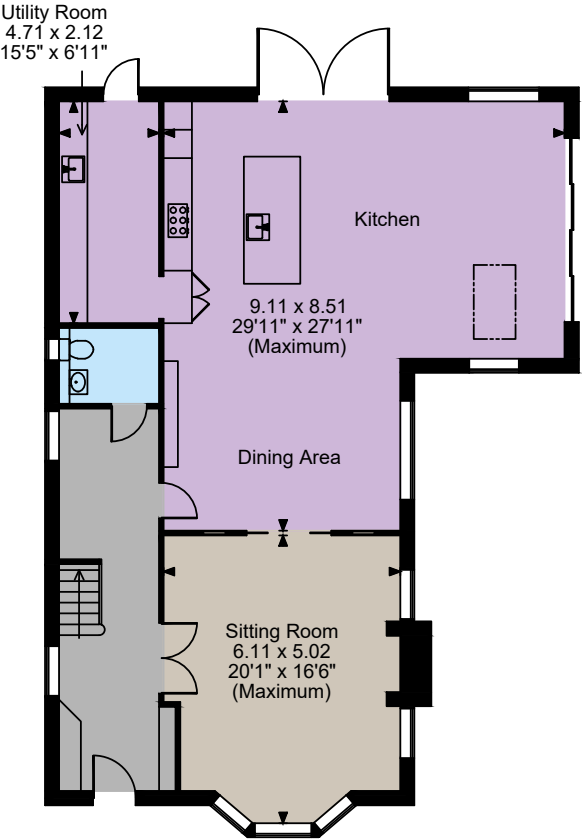
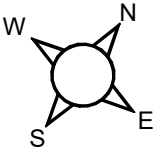
## Nearby Schools

- Barham CofE Primary School
- Aylesham Primary School
- Adisham CofE Primary School
- St Josephs' Catholic Primary School, Aylesham
- St Edmund's School Canterbury
- Kent College Canterbury
- The King's School Canterbury
- Simon Langton Grammar Schools, Canterbury
- Lorenden Preparatory School

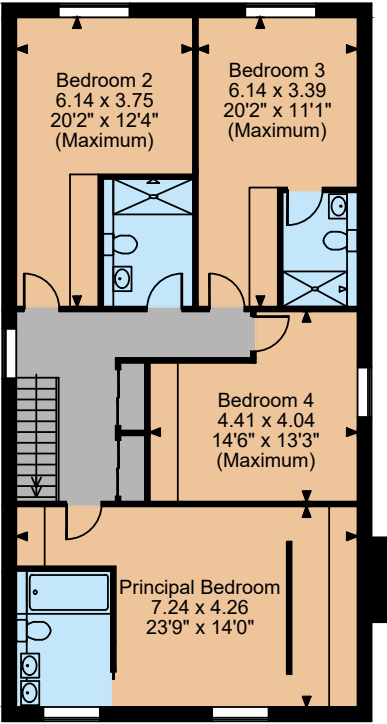




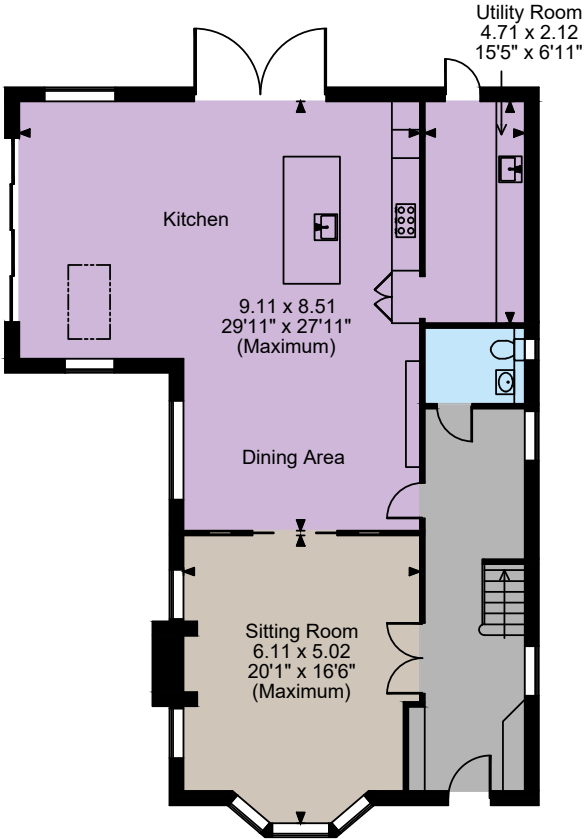
**Barham House, The Street, Barham New**  
**New Build House 1 internal area 2,498 sq ft (232 sq m)**  
**New Build House 2 internal area 2,498 sq ft (232 sq m)**  
**Total internal area 4,996 sq ft (464 sq m)**



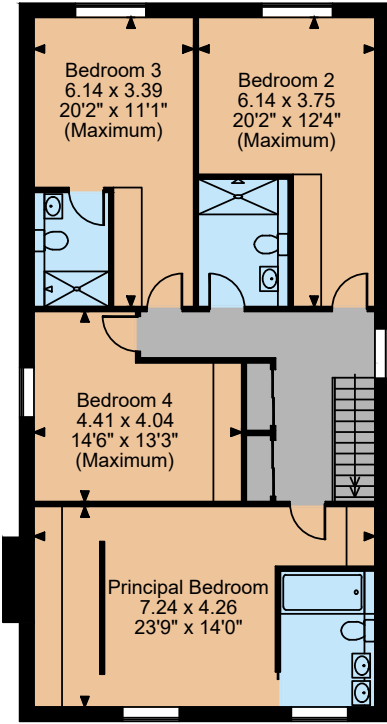
**New Build House 1**  
**Ground Floor**



**New Build House 1**  
**First Floor**



**New Build House 2**  
**Ground Floor**



**New Build House 2**  
**First Floor**

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## Floorplans

Existing Mansion:

Barham House internal area 10,794 sq ft (1,003 sq m)

Proposed New Homes:

New build Hse 1 internal area 2,498 sq ft (232 sq m)

New build Hse 2 internal area 2,498 sq ft (232 sq m)

Total internal area 4,996 sq ft (464 sq m)

For identification purposes only.

## Directions

CT4 6PA

what3words: ///sorters.facelift.chips - brings you to the driveway

## General

**Local Authority:** Canterbury City Council

**Services:** We understand that all mains services have previously been available. Confirmation is being sought.

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

**Council Tax:** Band G

**EPC Rating:** D - C2 EPC for residential institutions

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

**Agent's Note:** Barham House is available for purchase without the building plots if desired. The building plots will not be sold separately prior to Barham House.

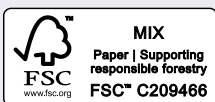
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Canterbury

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

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