



Flint Cottage, Valley Road, Barham, Kent

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Flint Cottage

Valley Road, Barham, Kent CT4 6NX

A quintessential flint cottage in a popular village

A2 1.2 miles, Snowdown station 3.5 miles (Canterbury East from 15 minutes), Canterbury West station 8.6 miles (London St Pancras from 53 minutes), Ashford 19.5 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/family area | Pantry | 2 Utilities
Cloakroom | Principal bedroom with en suite
shower room | 4 Further bedrooms (1 en suite)
Family shower room | Garden | Double garage
with wine store | EPC rating D

The property

Flint Cottage is a handsome flint cottage in the heart of Barham village with an array of characterful rooms. The property's original rooms offer comfortable elegance, juxtaposed against the bright and airy later additions to the rear. Deceptively large, the accommodation offers over 2,400 sq. ft. The rear garden is private, with a good-sized garage building and a gravel drive for off-road parking.

The reception hall with its stairway and store cupboard opens onto a central study, alongside which is a useful cloakroom and utility. The elegant front-facing 18 ft sitting room has a feature fireplace, whilst the adjacent formal dining room has an original serving hatch.

The accommodation flows through to the open-plan kitchen and relaxed family area with vaulted ceilings and windows; French doors lead to the rear terrace. The kitchen itself has a range of attractive cabinetry and display units with wooden handles and work surfaces, dual sinks and a cream AGA range cooker, while the light-

filled family room enjoys peaceful views to the south-facing rear garden. A cool pantry and a further well-appointed utility room are accessed off the kitchen.

The spacious first floor houses five bedrooms, each with a variety of bespoke fitted wardrobes and pleasing elevated aspects. The 15 ft principal bedroom and a second bedroom both enjoy en suite shower rooms, with a further shower room completing the accommodation.

Outside

The property benefits from a sizeable, gravelled driveway leading to its detached double brick-built garages beside the rear garden.

A pathway flanked by formal level lawns and enclosed via picket fencing and pretty shrubs and climbers leads up to the main entrance.

The south-facing rear garden comprises a paved sunken sun terrace and a circular level lawn, with a variety of herbaceous planting and trees. A wrought-iron gate opens into a kitchen garden with a range of raised beds and additional lawn.

Location

The property is situated in the heart of the historic village of Barham in the Elham Valley, an Area of Outstanding Natural Beauty, providing a scenic environment for a wide variety of outdoor pursuits. The village has a shop, popular public house and a well-regarded primary school.

For a wider range of amenities, nearby Canterbury offers extensive shopping, leisure and educational facilities as well as excellent commuter links, including the High Speed rail service to London St Pancras (53 minutes). The area also has good access to the motorway system, and the Continent via the Port of Dover and Eurotunnel.





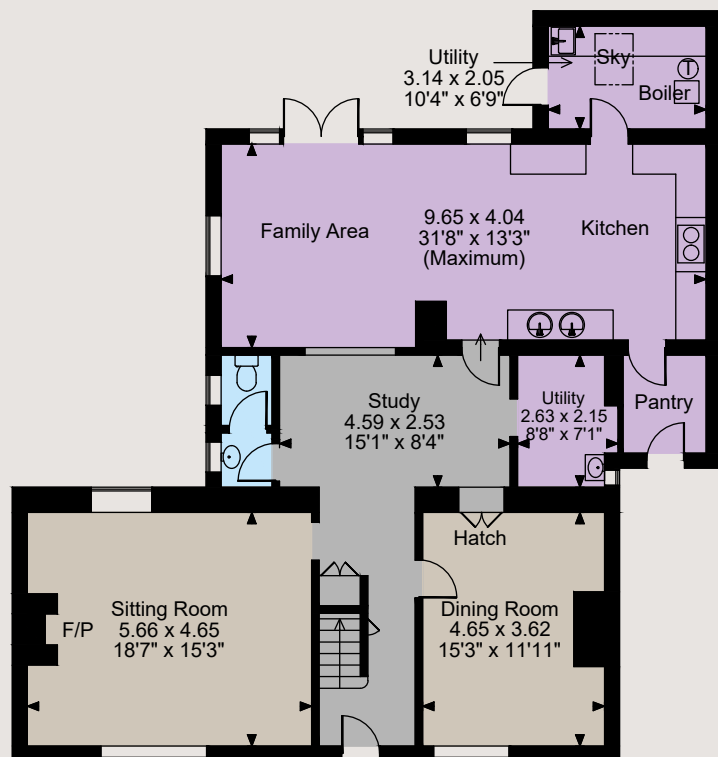




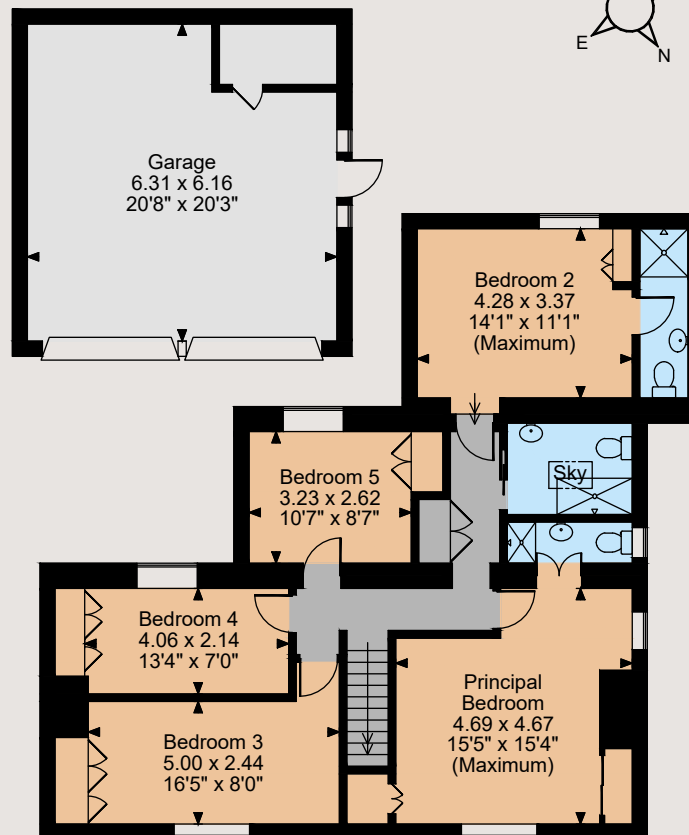




Flint Cottage, Valley Road, Barham, Canterbury
Main House internal area 2,440 sq ft (227 sq m)
Garage internal area 418 sq ft (39 sq m)
Total internal area 2,858 sq ft (266 sq m)
For identification purposes only.



Ground Floor



First Floor

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

From Canterbury: Leave on the A2 towards Dover. After about 3 miles, take the exit signposted to Bishopsbourne, Barham and Elham. At the crossroads turn right and go underneath the A2 then turn left. Follow this road into Barham Village. Pass the school on the right hand side and Flint Cottage will be found a short distance along on the right.

What3Words///joints.legal.officer brings you to the property's driveway.

General

Local Authority: Canterbury City Council
Services: Flint Cottage is on all mains services
Council Tax: Band G
Tenure: Freehold
Guide Price: £795,000

Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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