Coachmans Cottage

Valley Road, Barham, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A detached four bedroom period property in a convenient location overlooking stunning Kent Downs countryside

An attractive family home offering generously-proportioned accommodation combining period features with quality fixtures and fittings, modern amenities and elegant neutral décor throughout. It is located at the heart of a sought-after village

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **GARAGE/ DRIVEWAY**
- **GARDEN**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **1,750 SQ FT**
- **GUIDE PRICE £695,000**

The property

Coachmans Cottage is an attractive, white-painted and part flint-clad, double-fronted period family home thoughtfully configured for family living and entertaining.

The property blends character features—including sash and casement windows, exposed beams and original fireplaces—with modern amenities and neutral décor throughout.

The accommodation begins with an entrance porch featuring built-in seating, which - typical of homes of this age - opens directly into a spacious sitting and dining room. This charming space features quarry-tiled flooring and exposed brick chimney breasts at each end, one housing a wood-burning stove.

A door leads to the rear-aspect kitchen/breakfast room, also with quarry-tiled flooring, offering a range of wall and base units, a bespoke breakfast bar, complementary work surfaces and splashbacks, and modern integrated appliances.

Adjacent is a fitted utility room with an en suite cloakroom and access to the integral garage.

The kitchen opens into a rear hall with French doors to the terrace and leads through to a generous L-shaped drawing room, which enjoys a rear-aspect bay window and additional French doors opening to the rear terrace.

Stairs rise from the rear hall to the first floor which provides a vaulted principal bedroom with an en suite shower room and a walk-in wardrobe with inter-connecting eaves storage, two further front aspect double bedrooms, a well-proportioned rear aspect bedroom with feature cast iron fireplace (currently configured as a study), and a modern family bathroom.

Outside

The property sits opposite open Kent Downs countryside and the Nailbourne, a small tributary of the Little Stour.

Set behind picket fencing and an area of level lawn bordered by well-stocked flower and shrub beds and having plenty of kerb appeal, the property is approached over a tarmacadam side driveway, providing private parking and giving access to the integral garage and to a herringbone-paved path to the entrance porch.

The generous well-maintained enclosed garden to the rear is laid mainly to lawn and features mature planting. a garden pond, numerous seating areas, including a paved area part-covered by a pergola and a spacious block-paved wraparound terrace accessible from the drawing room and rear hall. The whole is screened by mature hedging and trees and is ideal for entertaining and al fresco dining.

Location

Located in the Elham Valley within the Kent Downs National Landscape, Barham village has a vibrant community spirit, a church, community shop, Post Office, village hall, pub, bowls green, tennis courts, an award-winning wine estate and primary school.

Nearby Aylesham provides further amenities including a small supermarket. Canterbury offers extensive shopping, entertainment and leisure amenities, golf courses and a sports complex; sailing can be enjoyed at Whitstable and Herne Bay clubs.

Communications links are excellent: Snowdown station (3.5 miles) and Canterbury West offer regular services to London St Pancras, the latter within the hour, and the A2 links to major regional centres, the M2 and motorway network. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Distances

- A2 (Dover Road) 2.2 miles
- Aylesham 3.5 miles
- Canterbury 6.2 miles
- Dover 9.5 miles
- M20 (Junction 11) 10 miles
- Folkestone 10.1 miles
- Ashford 19.1 miles
- London City Airport 64.3 miles
- Central London 68.2 miles
- London Gatwick Airport 71.3 miles

Nearby Stations

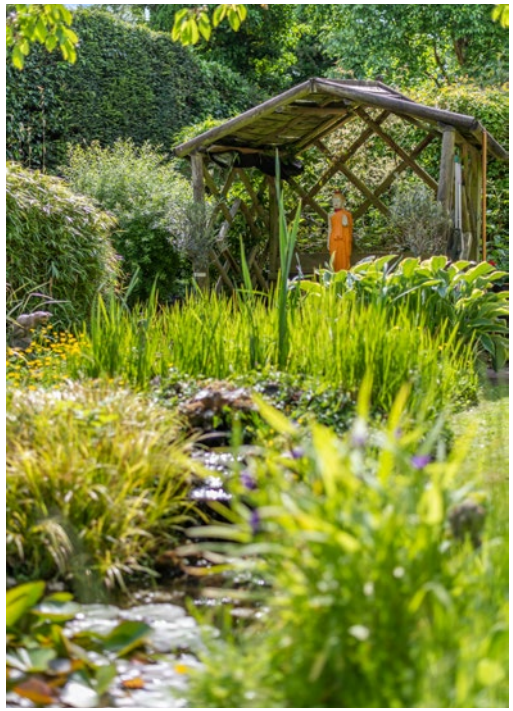
- Snowdown
- Aylesham
- Adisham
- Canterbury West/East

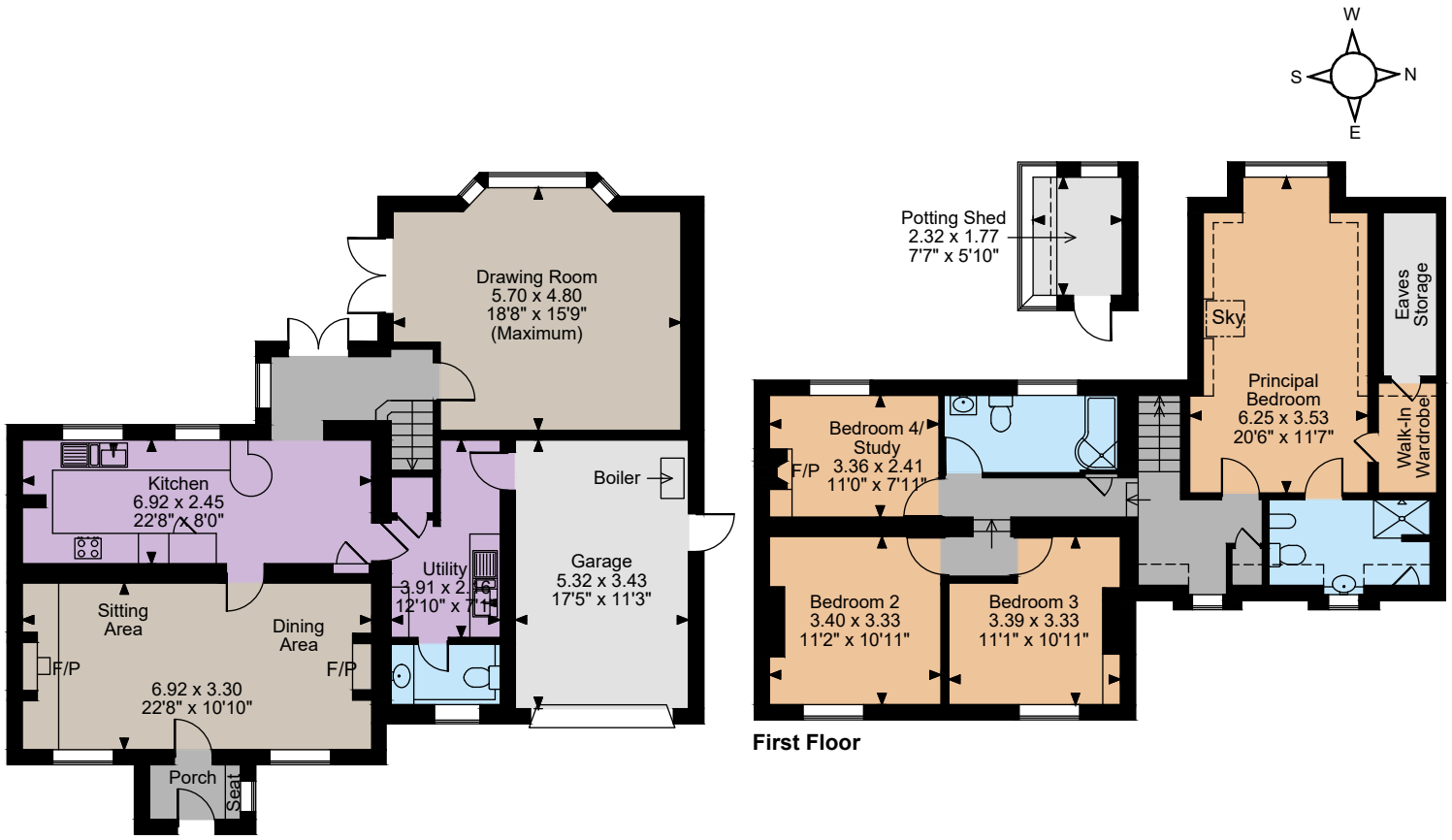
Key Locations

- 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
- Westgate Gardens
- The Marlowe Theatre

Nearby Schools

- Barham 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





The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 1,750 sq ft (163 sq m)
Garage internal area 196 sq ft (18 sq m)
Potting Shed internal area 36 sq ft (3 sq m)
Total internal area 1,982 sq ft (184 sq m)

For identification purposes only.

Directions

CT4 6NX

What3Words: ///subject.defender.pickup - brings you to the driveway

General

Local Authority: Canterbury City Council

Services: All mains services, gas central heating

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

Council Tax: Band F

EPC rating: D

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

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