



PLOT 10 BARHAM LODGE THE OAK CHURCH LANE
CANTERBURY

£445,000

- Brand New Development
- 2 & 3 Beds
- Integrated Kitchen Appliances
- Ready for Occupation
- Help to Buy Scheme Available
- 10 New Homes
- Off Street Parking
- IW 10 year Warranty
- Reserve Now!
- Village Location

ABOUT

*** 50% RESERVED ***

Help to Buy Scheme Available.
Virtual View Now!

*** OVERVIEW ***

Barham Lodge is a brand new development consisting of only ten pretty new build homes, it's set within its own private close and located just off Church Lane in the village of Barham in Canterbury.

These fantastic two and three bedroom homes offer a selection of terraced, semi detached and detached homes; All come with Zanussi integrated kitchen appliances, a large open plan living area with double doors out to great sized gardens with patio and lawn and a downstairs WC. Up the modern contemporary staircase fitted with glass balustrades, sit well proportioned bedrooms, a family bathroom and an en suite, with the three beds.

Barham Lodge has been built by a reputable builder, all come with an ICW 10 year warranty, off street parking and a car port, fibre

LOCATION

The desirable village of Barham is situated approximately 7 miles to the south of Canterbury city centre and 7 miles to the north of the coastal town of Folkestone, and being ideally situated for the A2. There is a lovely community feel to the village, with an award-winning village shop, plus a wealth of community clubs and activities, local pubs, post office and primary school all on hand, as well as a regular bus service in to Canterbury itself.

LOCAL AREA

The property is situated close to the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.



Backed by
HM Government



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not energy efficient - higher running costs			
(1-54)			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not environmentally friendly - higher CO ₂ emissions			
(1-54)			
England & Wales		EU Directive 2002/91/EC	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure