CHRISTOPHER HODGSON









Barham, Canterbury

£150,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Barham, Canterbury

26A The Grove, Barham, Canterbury, Kent, CT4 6PP

A comfortably proportioned ground floor flat occupying a prime position within the desirable village of Barham, approximately 7 miles from the historic Cathedral City of Canterbury, which offers excellent schooling options and High Speed rail services to London.

The bright and spacious accommodation is arranged to provide an entrance hall, living room, kitchen enjoying attractive views over the rear garden, double bedroom, and a well appointed bathroom.

Outside, a fenced garden area adjoins the flat and has been used exclusively by the current owners throughout their ownership. We understand that this area forms part of the communal grounds retained by the local authority and is not included within the leasehold title. Within the garden space there is a useful garden shed, providing practical storage for gardening equipment.







LOCATION
Situated in The Elham Valley, an area of outstanding natural beauty, Barham lies approximately 7.5 miles to the South East of Canterbury. The village is within close proximity to Barham Downs and offers various local amenities including a village hall, Barham Village Store and post office, a C of E primary school, 14th Century church and The Duke of Cumberland, a highly regarded public house, restaurant and hotel. Nearby is Broome Park Golf Club featuring an excellent 18 hole golf course set around a magnificent Grade I listed mansion house.

The Cathedral City of Canterbury offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The high speed rail link (Javelin Service) from Canterbury West station provides frequent services to London St Pancras with a journey time of approximately 54 mins and the Channel Tunnel terminal at Cheriton is approximately 11 miles distant providing links to Europe. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Living Room 8'11" x 12'5" (2.71m x 3.78m)
- Kitchen 9'0" x 12'5" (2.75m x 3.78m)
- Bedroom 13'4" x 11'4" (4.06m x 3.46m)
- Bathroom 4'7" x 11'4" (1.40m x 3.45m)

OUTSIDE

- Garden 99" x 33" (30.18m x 10.06m)

LEASE
The property is being sold with the remainder of a 125 year lease from and including 20 December 2021 (subject to confirmation from vendor's solicitor).

GROUND RENT
£10 per annum (subject to confirmation from vendor's solicitor).







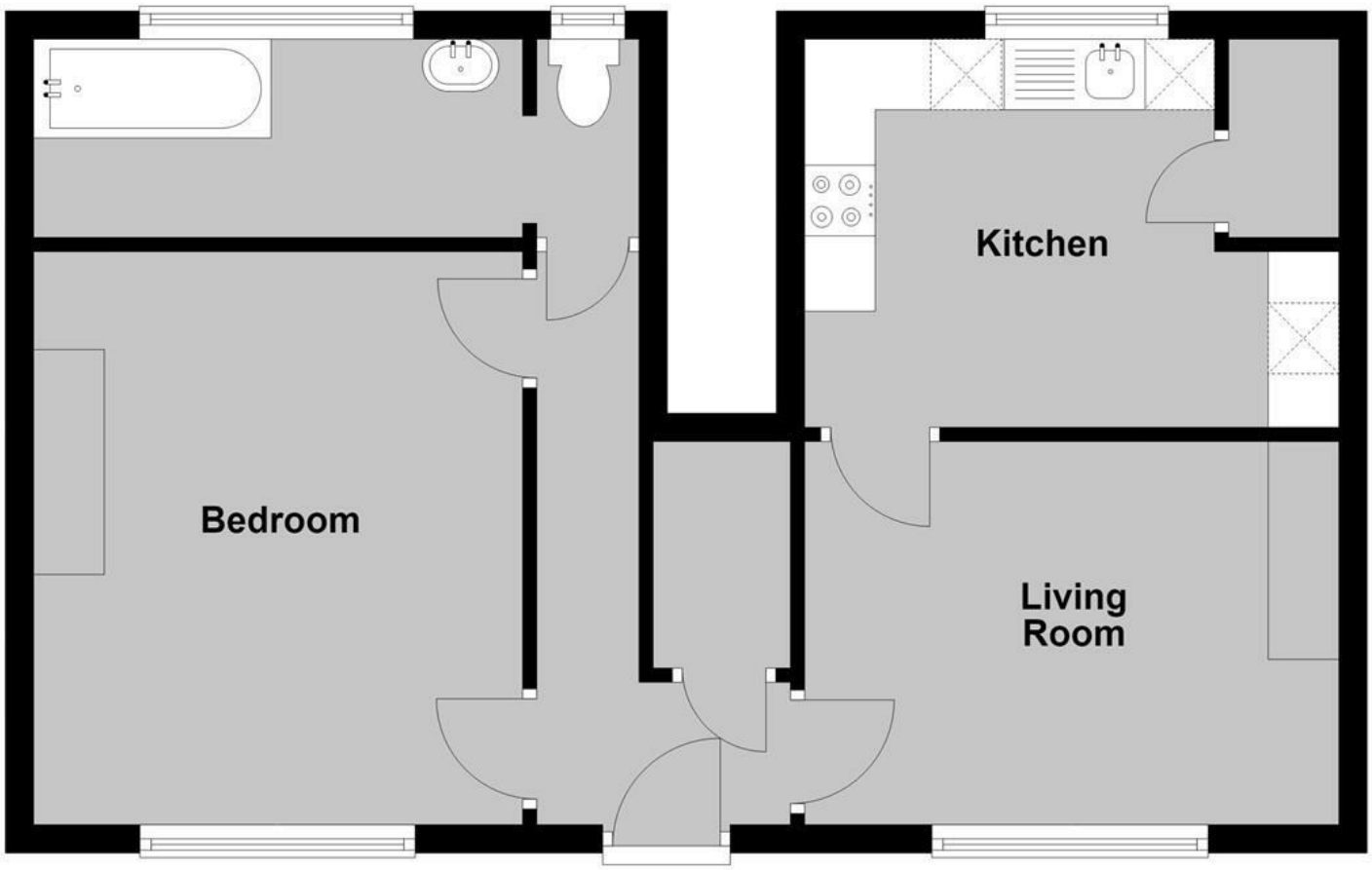




SERVICE CHARGE
We have been advised that the Service Charge (to include buildings insurance) for the year 2026/2027 will be £540.00 (subject to confirmation from vendor's solicitor).

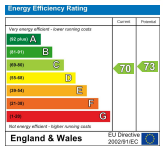
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 48.0 sq. metres (516.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.



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