

8 Barham Lodge Church Lane, Canterbury, CT4 6FE

£325,000









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A beautifully presented two-bedroom freehold home situated in the highly desirable village of Barham, offering the perfect balance of countryside charm and modern convenience. This attractive property is one of just ten homes positioned along this exclusive road.

Set within the peaceful and well-maintained Barham Lodge development, this delightful end-terrace residence provides spacious and versatile accommodation arranged over two floors. The ground floor features a welcoming open-plan lounge and dining area.. This space flows effortlessly into a contemporary, fully fitted kitchen — ideal for both everyday living and entertaining. A practical downstairs bathroom further enhances convenience.

Upstairs, the property offers two generously sized bedrooms along with a well-appointed family bathroom. Externally, there is a good-sized, private rear garden that is not overlooked, complete with side access and a garden shed which will remain.

Additional benefits include two allocated parking spaces, along with designated visitor parking, ensuring ease and convenience when hosting family and friends.

Residents can also enjoy attractive communal gardens and a quiet, friendly setting, making this an ideal home for those seeking village living with modern comforts.

Description

Tenure: Freehold

EPC Rating B

Council Band C

Location
Barham is a picturesque rural village located about 6 miles south-east of Canterbury in the county of Kent, England. Nestled within the scenic Elham Valley, it is known for its traditional English countryside character, historic architecture, and peaceful village atmosphere. Barham sits along the historic route connecting Canterbury to Folkestone, surrounded by rolling chalk downs and farmland. The village's setting within the Kent Downs Area of Outstanding Natural Beauty gives it a distinctive rural charm and makes it popular for walking, cycling, and countryside living.
Although rural, Barham is well connected:

About 15 minutes by car to Canterbury
Access to main rail routes from nearby stations (e.g., Canterbury or Folkestone)
Convenient links to the A2 and M20, facilitating travel to London and the Channel ports

Lounge/Dining/Kitchen
29'1 x 16'4

Shower Room/WC
7'7 x 4'4

Hallway leading to First Floor

Landing

Bedroom 1
12'11 x 12'2

Bedroom 2
16'1 x 9'7

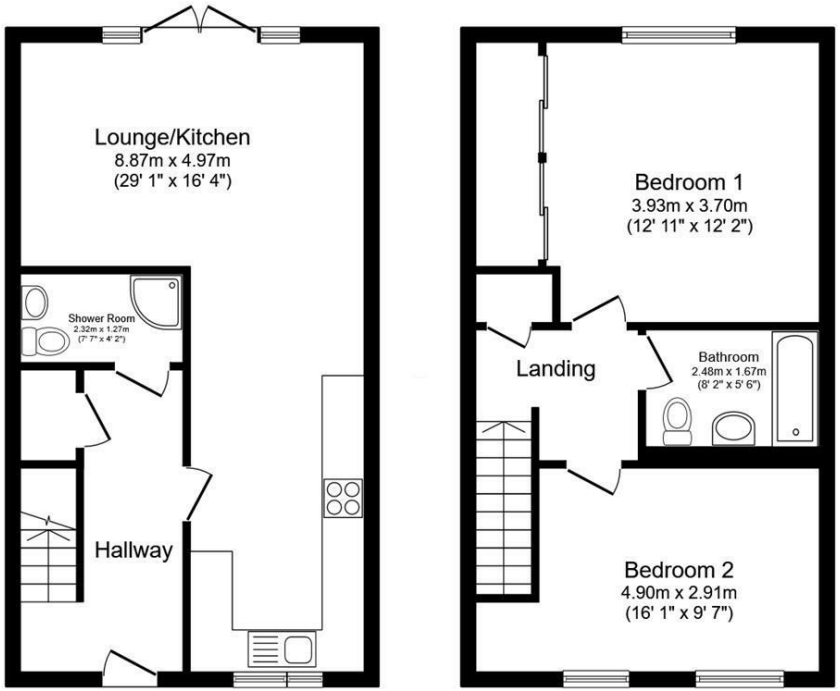
Bathroom
8'2 x 5'6

Allocated Parking







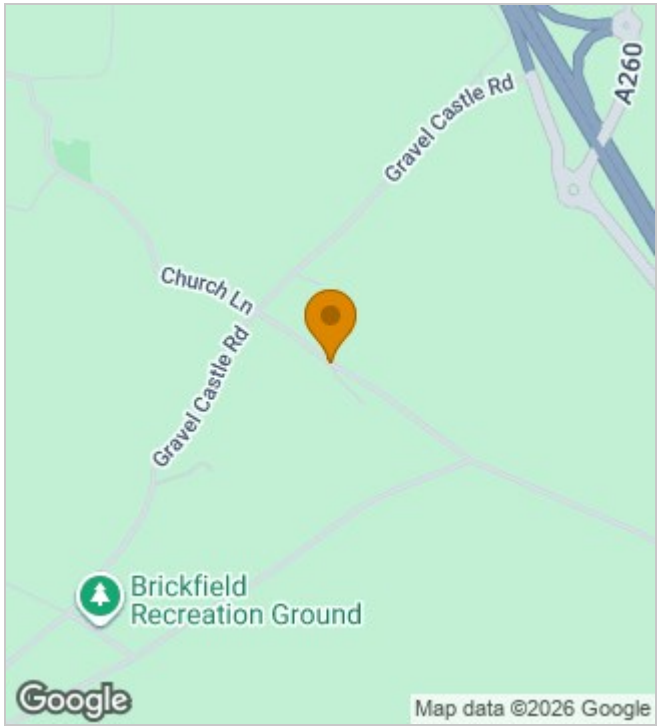


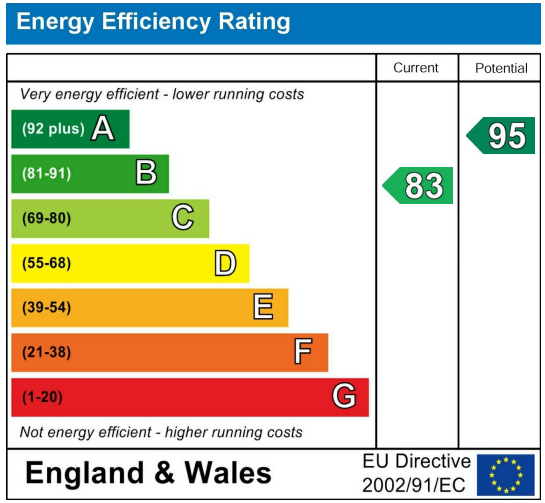
Ground Floor
Floor area 44.0 sq.m. (474 sq.ft.)

First Floor
Floor area 44.0 sq.m. (473 sq.ft.)

Total floor area: 88.0 sq.m. (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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