



1 Birch Court, Barham,  
Canterbury, Kent, CT4 6QW

£515,000





Occupying a generous standalone plot, Birch Court is a well-presented three bedroom detached bungalow offering spacious and versatile accommodation in the sought-after village of Barham. Internally, the accommodation is arranged on one level and comprises three well-proportioned bedrooms, a comfortable living space filled with natural light, and a functional kitchen with scope for modernisation or personalisation, depending on requirements. There is also separate conservatory as well as bathroom and separate W/C. The property enjoys a wrap-around garden, providing a high degree of privacy and plenty of outdoor space for relaxation, entertaining, or gardening. The bungalow is set well back within its plot, creating an attractive approach and a peaceful, private setting. The property could be extended (STPP). A particular highlight is the large double garage, offering excellent storage or workshop potential, alongside additional off-road parking for several vehicles.

The property is set in the centre of the Village of Barham with easy access to both the local shop and the popular Primary School. Further amenities are available in the neighbouring village of Bridge whilst the Cathedral City of Canterbury is easily accessible and provides comprehensive shopping and leisure facilities plus an impressive range of schools, colleges and universities. The High-Speed rail link from Canterbury West Station provides services to London St. Pancras with a journey time of approx. 55 mins. The outlying countryside provides lovely walking and cycling.

Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: F

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,  
Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

# Birch Court, Barham, Canterbury, Kent, CT4 6QW

Approximate Gross Internal Area

Main House = 115 SqM 1,238 sq.ft

Garage = 38.1 Sqm 410 sq.ft

Total = 153.1 SqM 1,648 sq.ft

## Ground Floor



## Garage



FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE

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







Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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