



Birch Court, Barham
PRICE RANGE: £550,000 – £600,000

Birch Court

Barham

The current owners have significantly improved the property since purchasing it, carrying out a comprehensive programme of refurbishment. The bungalow has been fully redecorated throughout, with new flooring and carpets, while the kitchen, bathroom and separate WC have all been replaced. Further improvements include updates to some of the electrics, along with renewed plumbing within the kitchen, creating a home that is ready to move into and enjoy.

The accommodation is arranged across one level and begins with an L-shaped entrance hall, providing access to the principal rooms. At the heart of the home is a spacious lounge/dining room, offering plenty of room for both relaxing and entertaining. A separate, newly fitted kitchen provides a modern and practical space, while the conservatory offers an additional reception area with views over and access to the garden.

There are three bedrooms in total, comprising two generous double bedrooms and a further single bedroom, which could also lend itself well to use as a home office or hobby room. The property is completed by a modern bathroom and separate WC. Externally, Birch Court continues to impress. The property benefits from a generous rear garden, providing plenty of space for outdoor entertaining, gardening and family enjoyment. To the front, a driveway provides off road parking and leads to a large detached double garage, offering excellent additional parking, storage or workshop potential. The bungalow sits on a generous plot and offers an excellent balance of indoor and outdoor space, while its detached position provides a sense of privacy and independence. With the major improvements already completed by the current owners, the property presents a fantastic opportunity for anyone looking for a spacious bungalow in a desirable village location.

EPC Rating C





Entrance Hall

Kitchen

12'8" x 9'10" (3.86m x 3m)

Lounge/ Diner

23'2" x 18'4" (7.06m x 5.6m)

Conservatory

13'5" x 7'10" (4.1m x 2.4m)

WC

Bathroom

Bedroom

13'7" x 10'8" (4.14m x 3.25m)

Bedroom

10'9" x 6'7" (3.28m x 2m)

Bedroom

13'9" x 11'5" (4.2m x 3.48m)

External

Garage

Garden

Driveway





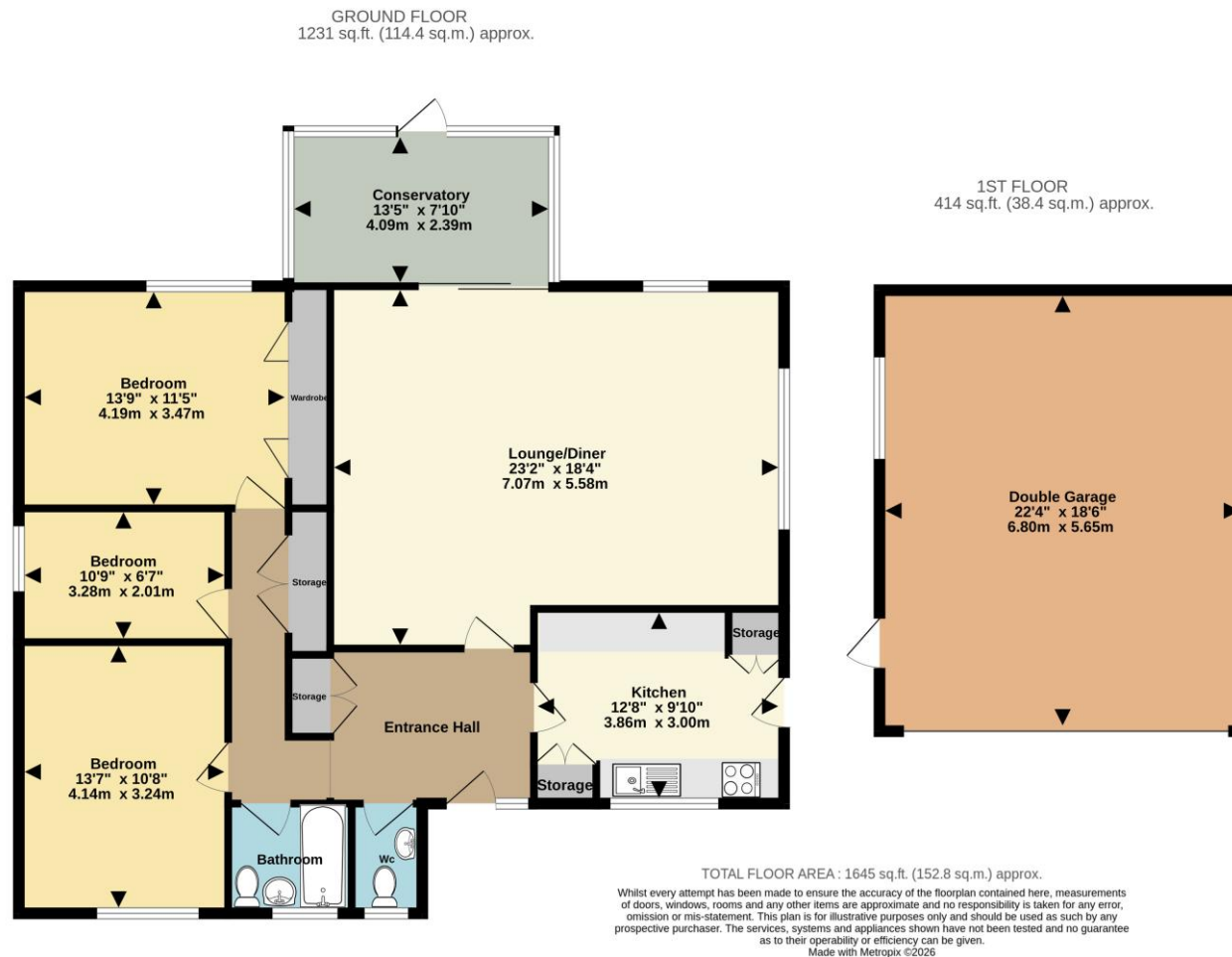
Location Summary

Barham is a village and civil parish in the City of Canterbury district of Kent, England. Barham village is approximately 6 miles (10 km) south-east from Canterbury and 8 miles (13 km) north from Folkestone.

Barham village has its own C of E primary school, and a shop, Post Office and village hall with bowls club attached. On The Street is the village green sports field, the Duke of Cumberland public house, and a care home. Parish Anglican religion is provided by the Church of St John the Baptist. Opposite the church on Church Lane is a farm complex, including barns for storage and services, which is the headquarters of a wine estate.

The tennis club, allotments, picnic area and playing fields are off Brickfield Lane. Another small play area is on Valley Road in the Derringstone direction.





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