



FOUNDATION

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Blacking Bottle Cottage, The Street, Barham, Canterbury, CT4 6PA

x BEDROOMS | x BATHROOMS | x RECEPTIONS

Freehold



Blacking Bottle Cottage, The Street, Barham, Canterbury, CT4 6PA

- Charming Grade II Listed Cottage
- Rich In Period Features & Character
- Creative Interior Design & Fine Décor
- Over 1300 Sq.Ft Of Beautifully Appointed Space
- Two Receptions & Wood Burning Stove
- Three Double Bedrooms & Study
- Garden & Off Road Parking
- Village Location & Excellent Access To Canterbury

SITUATION:

Barham is a picturesque village nestled in the heart of the Kent countryside, offering a peaceful and idyllic setting with a rich history. Located just a few miles from the vibrant city of Canterbury, Barham combines rural charm with easy access to urban amenities. The village is characterised by its charming cottages, green spaces, and scenic views of the surrounding countryside, making it a popular choice for those seeking a tranquil lifestyle yet close to modern conveniences.

The village is well-served by local amenities, including a primary school, a traditional pub, and various footpaths and walking trails that allow residents and visitors to enjoy the natural beauty of the area. The surrounding landscape is defined by rolling hills, woodlands, and farmland, providing a perfect escape for outdoor enthusiasts.

Just a short drive from Barham lies the historic city of Canterbury, a UNESCO World Heritage site renowned for its stunning cathedral, which dates back to the 11th century. Canterbury offers a wealth of cultural attractions, including theatres, museums, and galleries, as well as a wide range of shops, restaurants, and cafes. The city's vibrant atmosphere, combined with its historical charm, makes it an ideal destination for both residents and visitors.

Barham's proximity to Canterbury ensures that residents can enjoy the best of both worlds – the peace and tranquillity of village life with easy access to the cultural and social offerings of the city. With excellent transport links, including nearby train stations providing direct routes to London, Barham is a perfect location for those who desire a rural retreat without sacrificing convenience.



DESCRIPTION:

A 17th-century, three-bedroom Grade II Listed cottage, Blackthorn Bottle Cottage has been significantly enhanced with creative interior design and fine décor. Once two separate cottages, it is now a single residence offering over 1,300 sq. ft. of sympathetically renovated space.

Blackthorn Bottle Cottage is a charming property rich in period features, including exposed beams, intricate panelling, latch-key doors, and beautiful wooden casement windows. These have been thoughtfully complemented by bespoke joinery, elegant fixtures, and modern conveniences.

The entrance hall features fitted storage seating, further enhanced by detailed panelling, while the wood-effect flooring is laid in a striking herringbone pattern. This flows seamlessly into the bay-fronted sitting room, where a wood-burning stove is set beneath an oak bressummer.



The dining room also boasts a bay window and leads into the kitchen, where there is potential to open up the space (subject to planning consent). The kitchen is equipped with an array of handmade units, surrounding a traditional Aga and other freestanding appliances, while a pantry offers additional storage.

The ground floor is further enhanced by a well-appointed family bathroom, while the first-floor features two spacious bedrooms. The second floor offers a further bedroom and study, providing flexibility for various uses.

OUTSIDE:

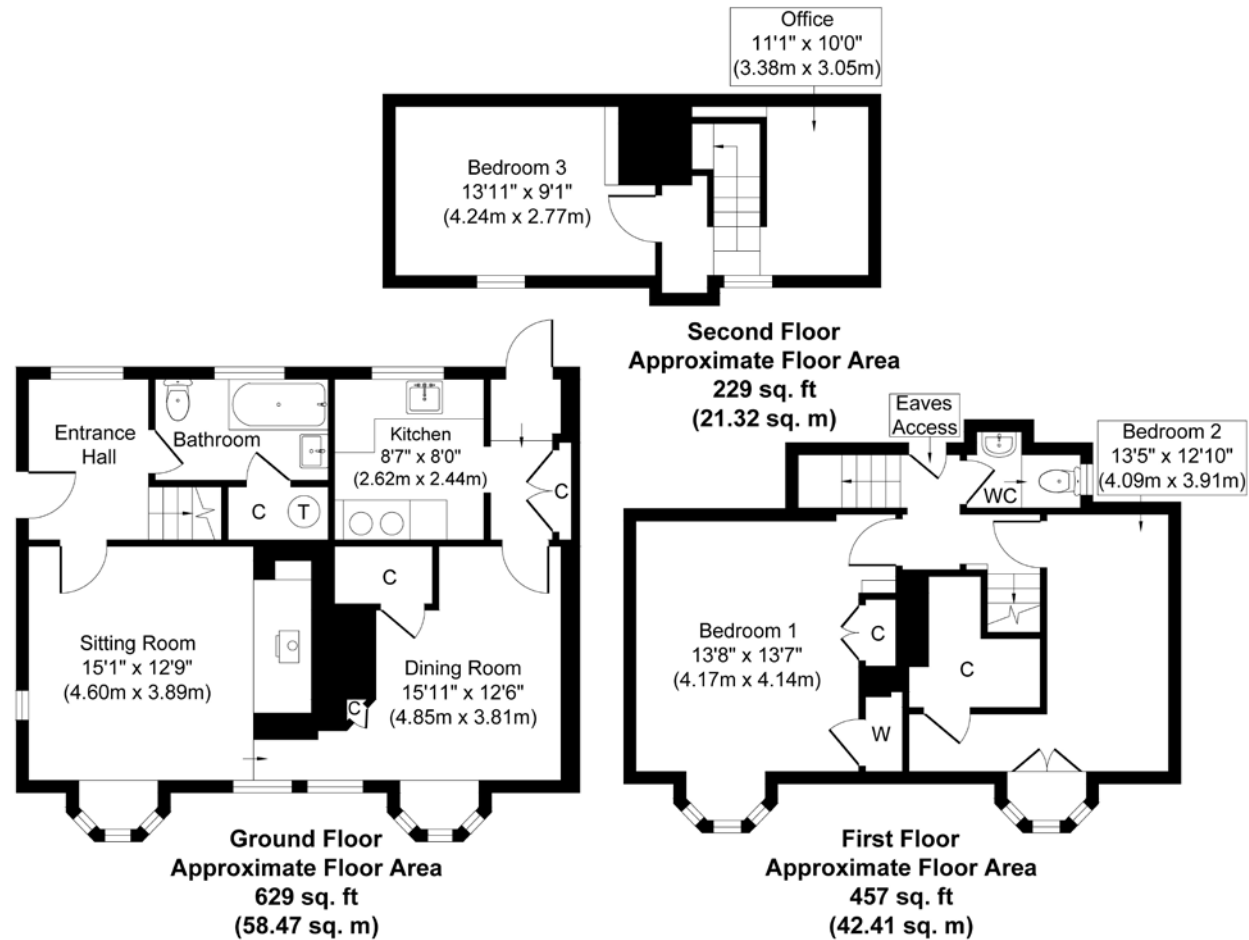
The garden, accessed via the kitchen lobby, has been beautifully landscaped, incorporating a large patio, colourful borders, young trees, and a well-maintained lawn, all enclosed by fencing. Rear access leads to off-road parking.











TOTAL FLOOR AREA: 1315 sq. ft (122 sq. m)



EPC RATING
E



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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