



Barham Nr Canterbury

Guide Price: £485,000 Freehold

30 Heathfield Way Barham CT4 6QH

Description

30 Heathfield Way is an attractive, four-bedroom semi-detached chalet style home built, we believe, in the 1960's

The property is beautifully presented and offers spacious and flexible, family living accommodation. The ground floor has a superb open plan kitchen, dining, family room which sits at the back of the property with bi-folding doors opening onto the sun terrace and rear gardens.

There is a separate sitting room and study/bedroom 4.

The property also benefits from double glazing, attractive LVT flooring which sweeps through the ground floor, attractive kitchen and bathrooms, gardens and garage.

The elevated position of this lovely home enjoys impressive panoramic views out over the village and the Elham Valley.

Features

- **Entrance Hall** : Double glazed entry door, stairs to first floor, wood panelling to walls, LVT oak style flooring.
- **Sitting room**: double glazed window to the front with view out over the valley, LTV flooring, range of built-in storage cupboards.
- **Open Plan, kitchen/dining/family room** : attractive range of base and wall mounted cabinets, butler sink, integrated appliances such as ceramic hob, extractor, Bosch electric oven, dishwasher, complimented with wooden worksurfaces. LTV oak style flooring which sweeps through to the family dining area which has a wood burning stove, and bi-folding doors opening onto the gardens.
- **Shower room**: shower cubicle, WC, hand basin set in vanity unit, all beautifully fitted and tiled.
- **Study/ bedroom 4**: currently arranged as a study, with fitted book shelving to one wall, LTV flooring, double glazed window with lovely views.
- **First floor landing**: window overlooking rear garden, cupboard housing boiler.
- **Bedroom 1**: range of fitted wardrobes, double glazed window overlooking rear garden and land beyond.
- **Two further double bedrooms**.
- **Family bathroom**, stylish contemporary bathroom suite with panelled bath, separate shower cubicle, WC, hand basin set in vanity unit, chrome towel radiator, Victorian style brick tiling to walls and tiled floor.
- **Garage** : single garage
- **Garden**: mainly laid to lawn, with mature trees and shrubs, lovely views.



Situation

The property is located in an elevated position and boasts wonderful far-reaching views out over Barham and the Elham Valley. Barham is a popular and much sought after village, which lies six miles southeast of the historic City of Canterbury. The village has a general store/post office, public house, St John the Baptist church, well regarded C of E primary school, village hall, bowls club, and village green that provides picnic and play areas.

Recreation facilities in and around the area include tennis, sports centres and swimming pools, an excellent choice of golf courses, and fishing and water sports can be found along the coast.

The Cathedral City of Canterbury with its many cultural interests, excellent shopping centre, good choice of schools in both the state and private sectors, colleges and universities are six miles away.

Transport links are also good, with the high-speed train services operating from Folkestone and Canterbury West to London St Pancras in less than an hour.

The A2 gives easy access to the M20, M25, and M2 motorway networks. The Channel Tunnel at Cheriton and the Port of Dover are both within easy reach and provide services to the continent.

OUTSIDE

Access to the property is off Heathfield Way, via steps with hand rail, which leads to a side entry door, the gardens are lawned with mature shrubs and wonderful views.

The rear gardens are mainly laid to lawn with decked sun terrace, mature flowering shrubs and trees, enclosed fence boundary all enjoying the lovely views out over the land beyond.

GARAGE

Single garage which is located to the front of the property.

Property Information

Services: All main services are connected.

Local authority: Canterbury City Council

Council Tax Band: D

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

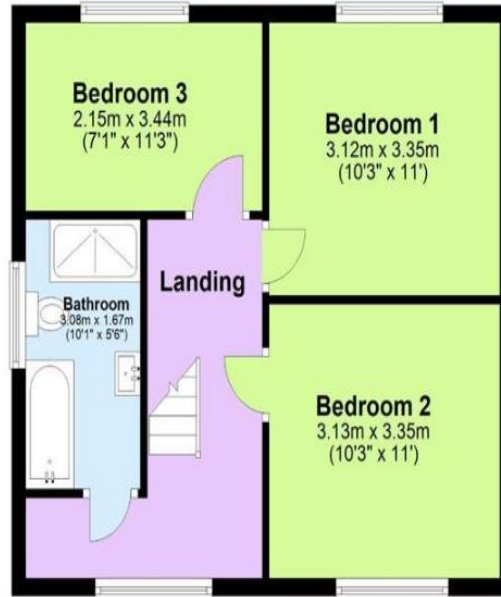
Email: info@whitneyhomes.co.uk



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



WHITNEY HOMES
COASTAL, TOWN & COUNTRY