



**Satuna Railway Hill, Barham - CT4 6PZ**

Guide Price **£635,000**

Approximate Gross Internal Area (Including Low Ceiling) = 121 sq m / 1304 sq ft  
Outbuildings = 25 sq m / 267 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



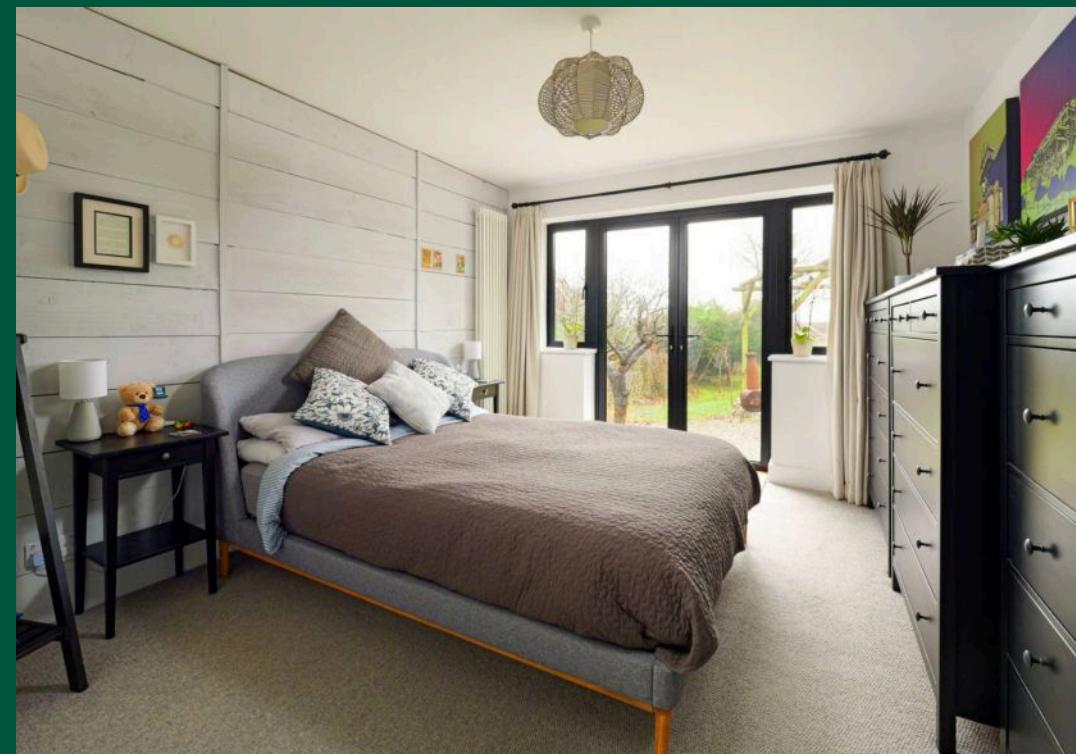
## Satuna Railway Hill

Barham, Canterbury

Price Range (£635,000 - £655,000) An excellent opportunity to purchase this superb spacious property having been extended and refurbished to an exceptional standard creating a stylish yet timeless home suitable for any modern family. Set in sought after location with delightful good size gardens enjoying views over the vineyard and rolling countryside. Accommodation: A good size covered entrance with door leading to welcoming entrance hall, spacious and bright double aspect living room having superb views from side window, featuring a fireplace fitted with wood burning stove, beautifully fitted out kitchen with exposed brick wall and island. The kitchen is open plan to the dining room with bifold doors opening to the garden making this ideal space for any family or friend gathering. Contemporary shower room/WC. The impressive main bedroom features glazed French doors leading to the garden and door leading to a luxurious en suite bathroom/WC. Family room/dressing room, bedroom two and bedroom three. Outside: Lawn to the front of the property with well stocked border beds, driveway providing plenty of parking and access to detached garage. Delightful large mature rear garden where you can enjoy the tranquility and get lost in the glorious views. Being laid to lawn with a good variety of plants shrubs and mature trees, fruit trees, vines, hops, pond, two seating areas with pergolas, vegetable patch, workshop, shed and greenhouse.

Council Tax band: E









## Laing Bennett

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