



Portland House  
Valley Road | Barham | Canterbury | Kent | CT4 6NX



# Step inside

## Portland House

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This elegant detached period property is located in the centre of the friendly village of Barham opposite the village green and with easy access to Canterbury. It is set back from the road and approached through a wicket gate and pathway flanked by lawns that leads to the period front door and a lobby with access to the spacious, dual aspect lounge. The property has been extended and modernised over the years to create a wonderful family home but still reflects key features from a bygone era such as sash windows and chimney stacks.

The snug and the lounge include engineered oak flooring with underfloor insulation that flows through most of the ground floor and a contemporary log burner that warms much of the house. There are floor to ceiling windows and French doors to the terrace providing plenty of natural light and an open archway to the good sized, dual aspect dining room. This, in turn, has a very wide arch that creates an open plan feel between the dining room and the stunning, light and bright, recently installed new kitchen/breakfast room that has bi-folding doors to the large and well-proportioned terrace. Off the dining room there is access to the utility room and downstairs cloakroom as well as to a delightful family room that is currently in use as a large playroom.

The kitchen is the real 'hub of the household' and where the family spend much of their time. It includes a range cooker and attractive white units housing a built in American style fridge freezer, dishwasher and two sets of discreetly hidden waste bins as well as an impressive central island/breakfast bar, porcelain floor tiles and underfloor heating.

On the first floor you will find the family bathroom and five double bedrooms including the dual aspect first bedroom with mirrored wardrobes and an en suite shower room and another that is being used as an office.

As well as the large terrace the rear garden consists of a storage shed, a lawn and a few trees and shrubs, surrounded by high hedging providing plenty of privacy. While at the front of the property there is a log store and driveway where you can park a couple of cars.









# Seller Insight

“ We have loved living here for the past six years but with the family requirements changing we need to make a move. We have delightful neighbours and the village is charming with the Duke of Cumberland pub just a short stroll and where you can enjoy a drink or a pleasant meal without having to take the car out. There is also an historic church and a modernised and extended village hall that offers a variety of activities and facilities. There are two large halls, a conference/meeting room and a post office as well as a useful village shop run by volunteers that sells everything you need from light bulbs to specialist local wines, homemade bread and cakes to fresh meat. There is the nearby vineyard, a well-respected village primary school and an active tennis and bowls club. In the nearby village of Bridge you will find a cricket club and also a variety of shops including a small supermarket, a health food shop and a hair and beauty salon. Bridge also has a number of pubs, restaurants including The Pig and the Bridge Arms and a tea shop plus a dentist and a very good surgery and clinic.

Broome Park Golf Club is close by for golfing aficionados and for those who enjoy riding, Covert Wood offers some splendid 'off road' facilities, while there are lots of great places to take the dog for a walk. Very good private and grammar schools are available in Canterbury, Folkestone and Dover and there is a regular bus service through the village to Folkestone and Canterbury while there is easy access to the A2 for London.

As well as the cathedral Canterbury has numerous other historic and interesting attractions to see including the Canterbury Norman Castle, the Canterbury Tales, St Augustine's Abbey, Canterbury Heritage Museum, the Westgate, The Beaney House and the Canterbury Roman Museum. The city also has a wide variety of high street stores, individual shops and plenty of restaurants and bars as well as two mainline stations with high speed trains from Canterbury West whisking you to London in under an hour. It is home to two theatres, three universities and numerous state schools including three excellent grammar schools and a number of private schools such as the famous Kings School.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





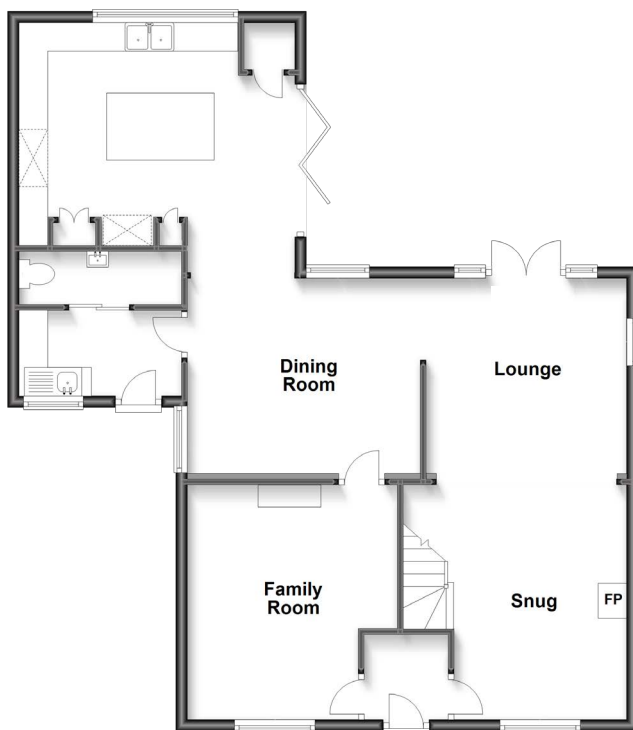




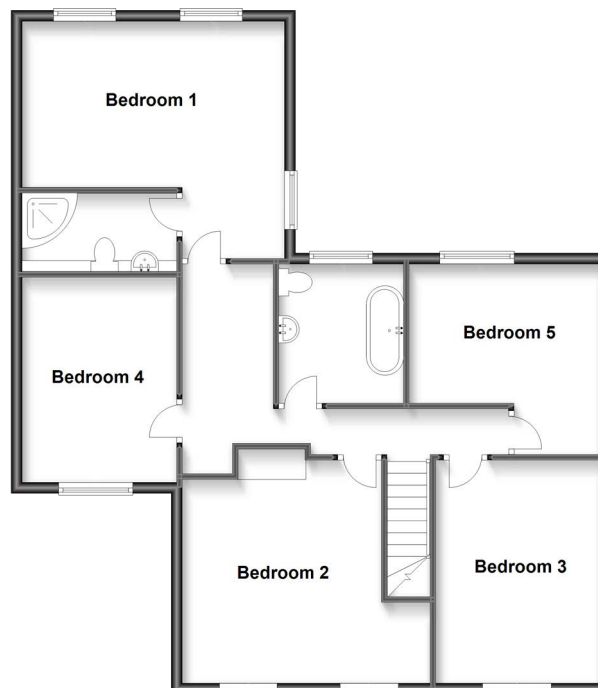


<b>Travel</b>		<b>Leisure Clubs &amp; Facilities</b>		<b>Secondary Schools:</b>	
Canterbury	9.6 miles	Barham Tennis Club	01227 831367	Simon Langton Girls Grammar	01227 463711
Ashford International	20.3 miles	Jelly Legs Running Club	01227 830984	Simon Langton Boys Grammar	01227 463567
Dover Docks	11.9 miles	Polo Farm Sports Club	01227 769159	Barton Grammar	01227 464600
Channel Tunnel	12.1 miles	Canterbury Golf Club	01227 453532	King's School, Canterbury	01227 595501
Gatwick Airport	73.3 miles	Broome Park Golf Club	0800 358 6991	Kent College	01227 475000
Charing Cross	68.4 miles	Kingsmead Leisure Centre	01227 769818	St Edmunds	01227 763231
<b>By Train from Canterbury East</b>		<b>Healthcare</b>		<b>Entertainment</b>	
Charing Cross	1.55 mins	Bridge Health Centre	01227 831900	Marlowe Theatre, Canterbury	01227 787787
Victoria	1h 33 mins	Canterbury Health Centre	03000 426600	Gulbenkian Theatre	01227 769075
Dover Priory	20 mins	Elham and Hawkinge Surgery	01303 840213	Abode Hotel	01227 766266
<b>By Train from Canterbury West</b>		Canterbury Medical Practice	01227 463128	Duke of Cumberland	01227 831396
High-Speed St. Pancras	54 mins	Kent and Canterbury Hospital	01227 766877	The Bridge Arms	01227 286534
Charing Cross	1hr 32mins	Chaucer Hospital	01227 825100	The Pig at Bridge Place	0345 225 9494
Victoria	1hr 20mins	<b>Education</b>		<b>Local Attractions / Landmarks</b>	
Ashford International	16 mins	Primary Schools:		Howletts Animal Park	
		Pilgrim's Way Primary	01227 760084	Wingham Wild Life Park	
		St Thomas's Catholic Primary	01227 462539	The Canterbury Tales	
		Kent College Junior	01227 762436	The Beaney House	
		St Edmunds Junior	01227 475600	Canterbury Cathedral	
				Canterbury Heritage Museum	

**Ground Floor**  
Approx. 86.2 sq. metres (928.4 sq. feet)



**Split Level First Floor**  
Approx. 92.0 sq. metres (989.9 sq. feet)



## GROUND FLOOR

Porch	
Snug	13'5 x 9'9 (4.09m x 2.97m)
Lounge	13'4 x 11'5 (4.07m x 3.48m)
Dining Room	13'3 x 10'8 (4.04m x 3.25m)
Family Room	13'5 (4.09m) x 12'4 (3.76m) narrowing to 10'1 (3.08m)
Kitchen/Breakfast Room	15'7 x 15'0 (4.75m x 4.58m)
Utility Room	
Cloakroom	

## FIRST FLOOR

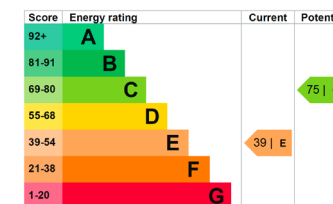
Landing	
Bedroom 5	11'5 (3.48m) narrowing to 8'4 (2.54m) x 11'4 (3.46m)
Bedroom 3	13'4 x 9'9 (4.07m x 2.97m)
Bedroom 2	15'1 (4.60m) narrowing to 12'3 (3.74m) x 12'4 (3.76m)
Bathroom	8'2 x 7'6 (2.49m x 2.29m)
Bedroom 4	12'3 x 8'8 (3.74m x 2.64m)
Bedroom 1	15'7 x 10'1 (4.75m x 3.08m)
En Suite Shower Room	

## OUTSIDE

Rear Garden  
Front Garden  
Driveway

Council Tax Band: C  
Tenure: Freehold

£ 8 5 0 , 0 0 0







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