



The Buses, Mill Lane, Barham, Canterbury, Kent, CT4 6QE

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**The Buses, Mill Lane, Barham,
Canterbury, Kent, CT4 6QE**

£395,000 Freehold

A beautifully presented and wonderfully light two-bedroom detached bungalow, occupying an enviable position in the highly sought-after village of Barham, in the heart of the Kent Downs Area of Outstanding Natural Beauty.

This charming home has been lovingly maintained and thoughtfully improved by the current owners and offers bright, airy accommodation throughout. The welcoming entrance hall leads through to the impressive double-aspect sitting room, a warm and inviting space featuring a HETAS-certified wood burning stove, installed in 2021 and serviced annually, together with French doors opening directly onto the stunning rear garden.

The property offers two generous double bedrooms and a stylish kitchen fitted with a quality German Häcker kitchen, installed by a local cabinet-maker just six years ago. The kitchen provides an excellent range of wall and base units, space for a dining table and sliding doors leading out to the garden. Additional features include a Kinetico inline water softener, recently serviced as part of its five-year maintenance schedule, and a Silverline inline drinking water filter.

The bungalow benefits from double-glazed windows and doors throughout, whilst further improvements include replacement pipes, radiators and a Worcester Bosch boiler installed by British Gas approximately ten years ago, all of which have been regularly serviced. Floors For Paws vinyl flooring runs throughout most of the property, with ceramic tiling to the bathroom.

The gardens are undoubtedly a particular highlight, having been beautifully landscaped and meticulously maintained to create a peaceful and colourful outdoor space with an abundance of mature planting and far-reaching views across the Kent Downs.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



There is a charming summerhouse measuring approximately 8' x 5', a greenhouse measuring 10' x 6', and plenty of space to relax and enjoy the surrounding countryside.

Externally, the property also benefits from a detached garage and three private parking spaces to the front.

Barham remains one of East Kent's most desirable villages, offering a wonderful balance of countryside living and convenience. The village benefits from a community shop and Post Office, a well-regarded public house, active church and a primary school rated "Good" in its 2023 Ofsted inspection. The surrounding countryside provides endless opportunities for walking and outdoor pursuits, whilst nearby Canterbury offers an excellent range of shopping, dining, educational and transport facilities.

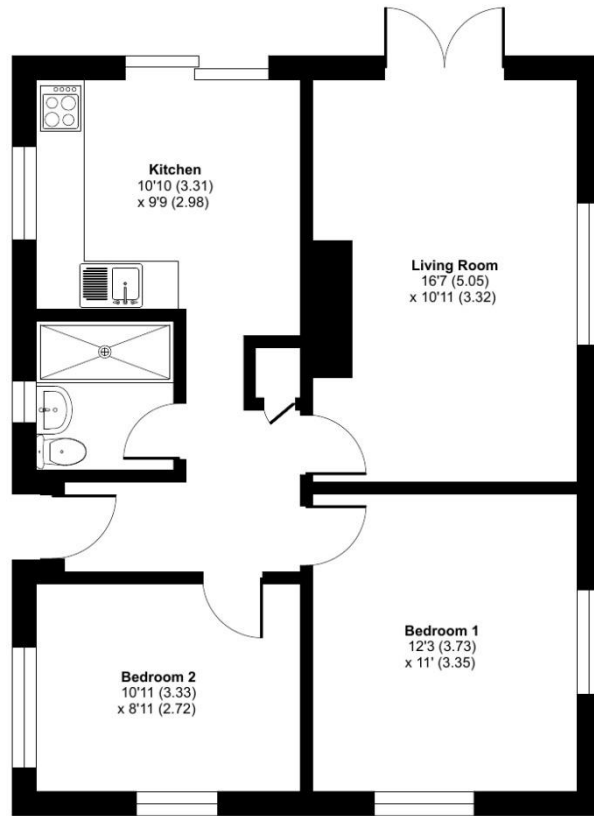
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

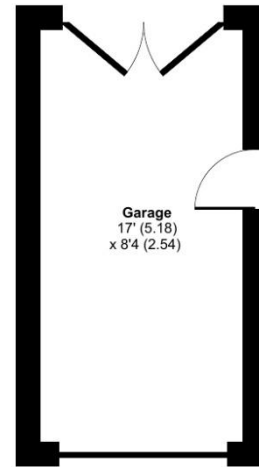
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 8/5/26





GROUND FLOOR



Approximate Area = 646 sq ft / 60 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 788 sq ft / 73.1 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Finns. REF: 1454340

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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