



GUILDCREST ESTATES



Beechcroft Rectory Lane, Canterbury CT4 6PE





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6PE

**Asking price £545,000**

Tucked away in the picturesque village of Barham, this beautifully refurbished three-bedroom detached bungalow on Rectory Lane perfectly combines contemporary comfort with peaceful countryside surroundings. A striking double-glazed front door opens into a bright and welcoming interior.

At the heart of the home is a spacious living room, complete with a charming log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The newly installed kitchen, fitted with integrated appliances, flows effortlessly into a stylish dining area. Surrounded by glass, this space enjoys an abundance of natural light and offers delightful views across the garden and open fields beyond, with the added benefit of air conditioning for year-round comfort.

The property features three well-proportioned bedrooms, offering flexible accommodation for families, guests, or even a home office. A thoughtfully designed cloakroom with an adjoining utility area enhances the home's practicality.

Outside, the generous plot provides ample parking for six or more vehicles, ideal for larger households or those who enjoy entertaining. Situated in a peaceful village setting, the property offers a tranquil lifestyle while remaining just a short ten-minute drive from Canterbury. A convenient bus route at the end of the road further enhances accessibility.

Blending modern living with rural charm, this is a superb opportunity for anyone seeking a quiet retreat without sacrificing access to nearby amenities.





**Living Room**  
19'2 x 13'2 (5.83m x 4.02m)

**Kitchen**  
20'11 x 9'2 (6.37m x 2.78m)

**Conservatory**  
13'3 x 9'5 (4.03m x 2.87m)

**Utility Room**  
3'6 x 10'6 (1.1m x 3.2m)

**Bedroom 1**  
13'11 x 10'0 (4.25m x 3.04m)

**Bedroom 2**  
11'7 x 9'1 (3.52m x 2.76m)

**Bedroom 3**  
9'2 x 7'5 (2.79m x 2.26m)

**Shower Room**

**Rear Garden**

**Front Exterior**





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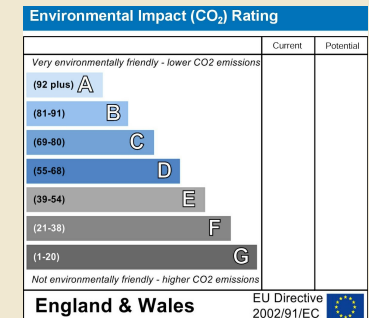
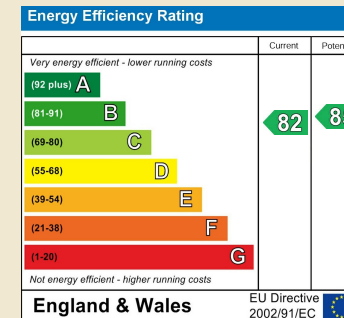
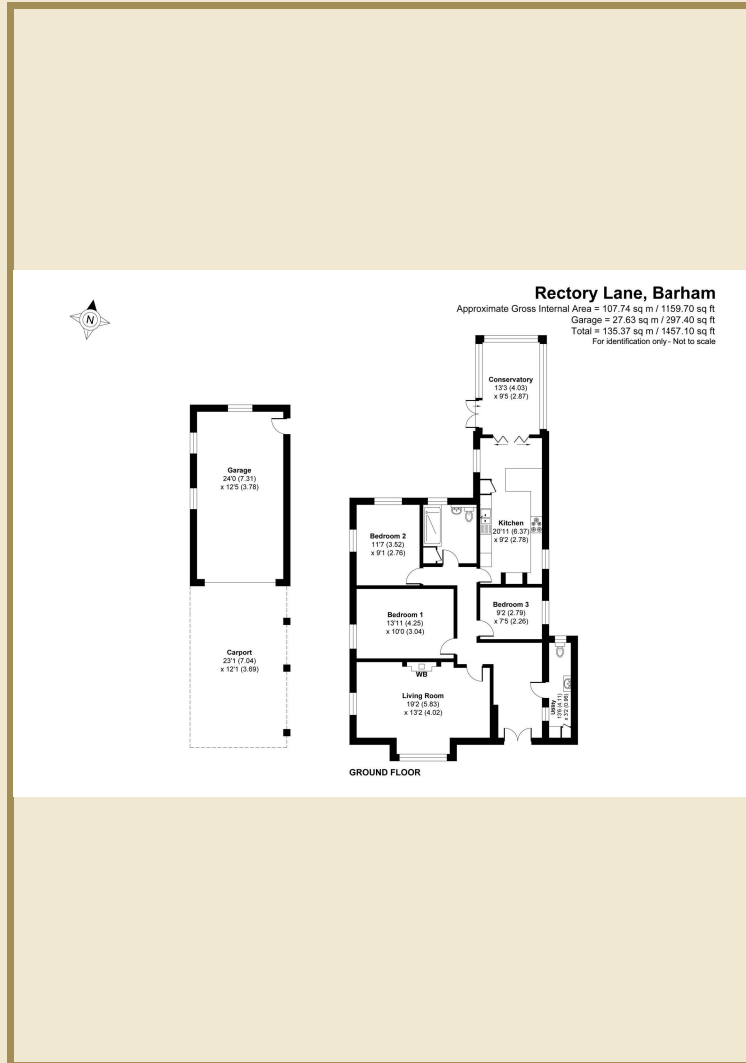
## Key Features

- 3 bed detached bungalow
- Glass room dining space
- Fully renovated interior
- Cloak room with utility
- Ample parking for 6 cars
- Log burner in living room
- Village location
- Uninterrupted views of the countryside
- EV charging port
- Photovoltaic Panels

## Important Information

Freehold  
Bungalow - Detached  
1159.00 sq ft  
Council Tax Band E  
EPC Rating B

£545,000



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