



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

Rectory Lane, Barham
 Approximate Gross Internal Area = 107.74 sq m / 1159.70 sq ft
 Garage = 27.63 sq m / 297.40 sq ft
 Total = 135.37 sq m / 1457.10 sq ft
 For Identification only - Not to scale

Garage 249 (7.31) x 123 (3.76)
Conservatory 123 (4.03) x 99 (3.25)
Bedroom 2 117 (3.50) x 91 (2.76)
Bedroom 1 121 (3.66) x 121 (3.66)
Bedroom 3 92 (2.76) x 75 (2.26)
Kitchen 207 (6.31) x 92 (2.76)
Living Room 182 (5.62) x 120 (4.60)
Garage 249 (7.31) x 121 (3.66)

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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