

Grove Road
Faversham
ME13 9RW

£1,350 PCM

Finn's
82 Castle Street
Canterbury
CT1 2QD
t: 01227 452111
e: canterbury@finns.co.uk
www.finns.co.uk



Gate cottage is a charming 3 bedroom 16th century property situated on a private estate in Selling . The cottage has a wealth of character and is set in a delightfully quiet area surrounded by beautiful countryside. The transport links are excellent with two train stations providing access to London Victoria and Dover . The medieval town of Faversham is within 3 miles offering good local schools and excellent amenities .Accommodation comprises: two reception rooms both with log burning stoves, a fully equipped kitchen with all appliances. The upstairs offers two double bedrooms and a small single with a modern bathroom and separate WC. The garden is vast with a large lawn area which is maintained by the landlord . There is a garage and parking for up to three cars. Cesspit drainage is supplied to the property and the cottage benefits from Biomass fuel. An additional payment of £200 is required per month for both electricity and heating costs.

- A beautifully presented detached cottage retaining original character and charm
- Stunning location with a large, open garden maintained by the landlord
- Two good sized reception rooms both with log burning stoves
- Fitted kitchen with appliances
- Exposed beams
- Garage and parking for three cars
- An additional payment of £200 is required for heating and electricity
- Deposit £1,555.00, EPC Band E, Council Tax Band E
- Regrettably no children
- Due to the open lawn area , sorry pets are not permitted



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing: By appointment through Finn's, Canterbury
Telephone: 01227 452111

Council Tax: E
Date: These particulars were prepared on: 11th April 2025

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 representatives 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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
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Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
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Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
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