

Shire Cottage
Ford
Canterbury
CT3 4LU

£1,800 Per Calendar Month

Finn's
82 Castle Street
Canterbury
CT1 2QD
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A three bedroom, two bathroom modern barn style property situated on a private gated farm on the outskirts of Herne Bay. The property benefits from a spacious, open plan living, kitchen and dining room with vaulted ceilings and French doors which open to a patio with windows along two sides allowing light to flow into the room. Three double bedrooms one with an en-suite and walk-in storage cupboard plus a generous sized family bathroom. The garden is mainly laid to lawn, fully fenced and gated, with plenty of parking for at least three cars. The property is heated with Calor Gas and there is a separate monthly charge for sewerage of £20.00 per adult and £10.00 per child.

Oxenden Farm is located just off the A299 providing access to the A2 and London. The seaside town of Herne Bay is just 3.6 miles away and the Cathedral City of Canterbury is just over 7 miles. Herne Bay has a mainline railway station which offers services to London St. Pancras and Victoria.

- 3 Double Bedroom Barn Style Property
- Private Gated Farm
- Open Plan Living
- Vaulted Ceiling
- Fenced and Gated Garden
- Ample parking for 3 cars
- Calor Gas Heating
- Council Tax Band E
- Deposit £1900.00
- EPC Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	85
(69-80) C		
(55-68) D		
(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:
 Date: These particulars were prepared on: 2nd May 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.