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Holly Cottage, 20 Hackington Road, Tyler Hill, Canterbury, CT2 9NQ

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**Holly Cottage, 20 Hackington Road, Tyler Hill,  
Canterbury, CT2 9NQ**

**Guide Price £550,000 Freehold**

Holly Cottage is a bright and spacious four bedroom detached period house in the sought-after village of Tyler Hill just 2 miles from the City centre.

- Four Bedroom Detached Period House
- Two Reception Rooms
- Wonderful Period Features
- Two Bathrooms
- Double Garage
- Detached Summer House – Ideal For Those Who Work From Home
- Off Road Parking For Several Cars
- Established Front & Rear Gardens
- South Facing Rear Garden
- Close To Canterbury West Railway Station, & Blean & St Stephen's Primary Schools and The University Of Kent.

The front door opens to the porch and leads through to the spacious sitting room/dining room – a lovely, homely space with exposed beams, an inglenook fireplace with wood burning stove and French doors which lead out to the rear garden.

The separate sitting room is full of charm and has a period fireplace with wood burning stove and another set of French doors leading to the garden.





The kitchen is fitted with a range of wall and base units and has space for appliances. There has previously been a door leading from the kitchen to second sitting room which is now blocked, however this could be reopened if required. Also on the ground floor is a shower room and a lean to conservatory which is an ideal space for shoes and coats.

Upstairs, the landing leads to four bedrooms – three of which are good size doubles and the family bathroom.

Outside, the gravel drive winds its way past the front of the house and leads to the double garage and off road parking area. The drive is owned by Holly Cottage and the neighboring properties have a right of way to use it. The garden is mainly laid to lawn and is fence enclosed and measures overall approximately 130' x 83.

Tyler Hill is situated just 2 miles from the vibrant City centre with its ever expanding range of bars, restaurants and shopping and leisure facilities. The University of Kent, St Edmund's and Kent College are close by, as is Canterbury West railway station with its high speed link to London in just 56 minutes. The A2 is easily accessible with its link to the M2 and wider motorway network. The village itself has a popular pub, the Tylers Kiln, village hall and is only a 5 minute drive to the OFSTED rated 'Outstanding' Blean Primary School. For nature lovers, RSPB Blean Woods are very close by with many miles of walking.

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

**Services:** Mains gas, electricity, water & drainage.

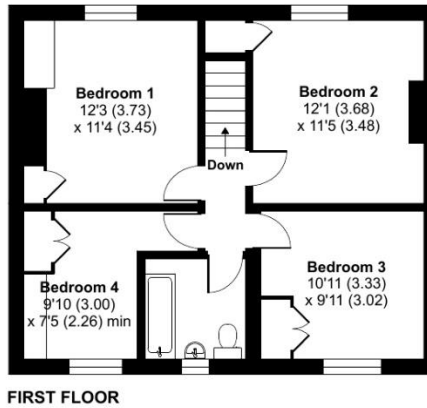
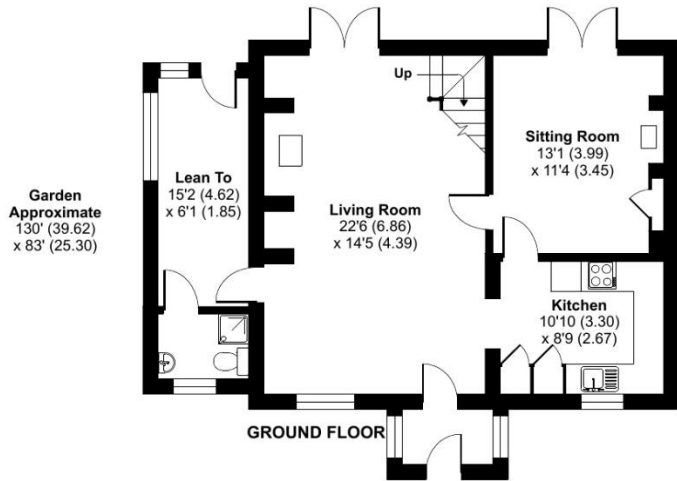
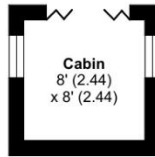
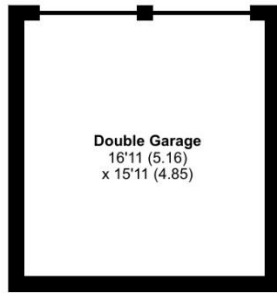
**Council Tax:** Band 'E' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 5/10/23





Approximate Area = 1360 sq ft / 126.3 sq m  
 Garage = 272 sq ft / 25.3 sq m  
 Outbuilding = 64 sq ft / 5.9 sq m  
 Total = 1696 sq ft / 157.5 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1037068

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**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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