

Canterbury
CT4 6LU

£2,900 Per Calendar Month

Finn's
82 Castle Street
Canterbury
CT1 2QD
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e: canterbury@finns.co.uk
www.finns.co.uk



Hill House Farm built in 1832 is a stunning detached Georgian farmhouse set in the rural countryside of The Elham Valley. This partly furnished 3 bedroom detached property has been restored to a high standard to combine practicality with style and comfort. On the ground floor you will find a high end kitchen with breakfast bar, separate utility room and WC. The exquisite open plan family/dining room is the perfect room for entertaining with a vaulted ceiling and full aspect windows and French doors to the rear which overlooks the beautiful garden and surrounding farmland and gives access to the raised terrace and patio. A feature fireplace at the other end of the room is the perfect area to relax. A second open fireplace in the living room/snug is the perfect place for relaxing with a good book. Upstairs you will find a master suite with ensuite bathroom, two additional bedrooms, one with a double bed and another with two single beds, plus a family bathroom. The useful cellar is partially tanked / anti-flood system installed and has endless possibilities as a playroom, office, workout room or for extra storage. The farmhouse is surrounded by gardens mainly laid to lawn with mature trees, bushes and flower beds. Garden maintenance is included with the tenancy. The property is located with easy access to the nearby villages of Elham and Barham and the City of Canterbury is only 5.9 miles away. Canterbury offers two main rail links to London, Canterbury West to St Pancras in 54 minutes and Canterbury East to Victoria in 1 hour, 34 minutes.

- Beautifully appointed detached farmhouse
- 3 Bedrooms
- Partly or Fully Furnished
- One Family Pet Considered
- Open Plan Living
- EPC Band E
- Original Features
- Deposit £3,345.00
- Mature and landscaped gardens (maintenance included)
- Underfloor heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(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: 16th April 2026

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
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

