

2 Hockley Cottages is an attractive two-bedroom semi-detached cottage enjoying a rural position with views over the surrounding countryside.



RENT

£ 1,150 PCM

Ref: Estates

Address

2 Hockley Cottages
Church Road
Throwley
Faversham
ME13 0HL



Entrance hall, sitting room, dining room, kitchen, utility room and ground floor WC. Two double bedrooms and a family bathroom. Gardens, useful outside storage and off-road parking.

To let unfurnished on an Assured Periodic Tenancy.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

2 Hockley Cottages occupies a rural position on the outskirts of Throwley, a small village situated within the Kent Downs and surrounded by attractive farmland and woodland. The village lies approximately 5 miles south of the historic market town of Faversham.

Faversham provides a good range of everyday amenities, including independent shops, supermarkets, schools, leisure facilities and places to eat and drink. The town also has a mainline railway station with direct services to London Victoria and London St Pancras International, as well as Canterbury and the Kent Coast.

Description

2 Hockley Cottages is an attractive semi-detached period cottage offering comfortable and characterful accommodation arranged over two floors. The property retains a number of traditional features, including an exposed brick fireplace surround and timber panelled doors, and enjoys views over the surrounding countryside.

The front door opens into a useful entrance hall, from which stairs rise to the first floor and a door leads into the principal ground-floor rooms.

The sitting room is a well-proportioned reception room centred around an impressive exposed brick fireplace. An open archway connects the sitting room with the adjoining dining room, creating a practical and sociable living space.

The dining room has two windows providing plenty of natural light and opens directly into the kitchen. The kitchen is fitted with a range of shaker-style wall and base units beneath wooden work surfaces, together with an integrated electric oven, inset hob and extractor hood.

From the dining room is a generously proportioned utility room, providing further worktop space, a sink and room for appliances. The utility room also gives access to a separate WC and the rear of the property.

On the first floor, the landing leads to two double bedrooms, both benefiting from hanging rails. The family bathroom comprises a bath with a shower over, a pedestal wash basin and WC.

Gardens

The cottage benefits from gardens predominantly laid to lawn, with established shrubs, hedging and fencing to the boundaries. A useful outbuilding provides additional storage, while the position of the property affords attractive views over the adjoining countryside.





Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private sewage treatment plant, for which the tenant will be charged £200 per annum. Oil-fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band D; £2,385.67 payable per annum 2026/27

Local Authority Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT; Tel: 01795 417850

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2026

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Directions

From Junction 6 of the M2, take the A251 towards Ashford. After approximately 3 miles, turn right onto Bagshill Road. Continue for approximately 1.4 miles, bearing slightly left onto Hayward's Hill. At the end of the road, turn left onto Stalisfield Road, which continues into Church Road. After approximately 0.3 miles, 2 Hockley Cottages will be found on the right-hand side.

For those using the What3Words app:
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2 Hockley Cottages, Church Road, Throwley, Faversham, ME13 0HL

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale. Fourlads.co © (ID1320718)



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