George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY









# St Peter & St Paul Rectory Barfrestone Road, Dover, CT15 4AH

## £1,700 Per Calendar Month

This charming detached house in the village of Eythorne offers a perfect blend of space and comfort. Spanning an impressive 2,088 square feet, the property boasts three inviting reception rooms, with four well-proportioned bedrooms, there is ample room for family living or hosting guests.

One of the standout features of this property is the large gardens that surround it, providing a serene outdoor space for gardening, play, or simply enjoying the fresh air. The quiet location on the edge of the village ensures a peaceful lifestyle, while still being conveniently close to local amenities.

For those with vehicles, the property offers generous off-street parking for up to four cars, making it an excellent choice for families or individuals with multiple vehicles. This home is available for a short let of one year, presenting a unique opportunity for those seeking a temporary residence in a picturesque setting.

Available immediately, we regret smoking is not permitted, two family pets considered. The landord has advised they may require possession in 12 months for their own use. Applicants will require minimum household income of £51,000.00 for rent affordability check.

## ACCOMMODATION

## GROUND FLOOR

### Entrance Lobby
Through glazed front door with glazed panel to side, fitted carpet, radiator, glazed door with glazed panelling to side leads into:

### Hallway
Fitted carpet, radiator, large storage cupboard, doors to:

### Cloakroom
Wood effect vinyl flooring, white suite comprising of WC and wall mounted basin with tile splashback, double glazed window, radiator.

### Study 11'9" x 12'2" (3.60 x 3.72)
Fitted carpet, dual aspect double glazed windows, fitted cupboards and shelving.

### Living Room 18'10" x 12'5" (5.76 x 3.80)
Fitted carpet, dual aspect double glazed windows, double glazed patio doors to rear garden, 2 x radiators, open fireplace wth tiled hearth and brick surround. Glazed double doors opens into:

### Dining Room 14'6" x 8'8" (4.44 x 2.65)
Fitted carpet, double glazed window, radiator, serving hatch.

### Kitchen 10'8" x 12'8" (3.26 x 3.87)
Tile effect vinyl flooring, matching kitchen with cream cupboards and drawers with light wood effect worksurfaces and tiled splashback. Freestanding electric double oven with ceramic hob and concealed extractor fan. Stainless steel sink and drainer with recess beneath with plumbing for dishwasher. Fitted cupboard, radiator, serving hatch to dining room. Door to:

### Rear Lobby 10'3" x 11'3" (3.14 x 3.43)
Wood effect vinyl flooring, double glazed doors to front and rear gardens, plumbing for washing machine, recess with shelving, gas boiler.

### Family Room 9'2" x 19'3" (2.81 x 5.88)
Fitted carpet, dual aspect double glazed windows, half glazed double glazed door to front, electric convector heater.

## FIRST FLOOR

### Stairs & Landing
Fitted carpet, double glazed window, radiator, fitted cupboard, doors to:

### Bedroom One 12'2" x 12'4" (3.72 x 3.78)
Fitted carpet, dual aspect double glazed windows, radiator, fitted wardrobe.

### Bedroom Two 19'5" x 12'6" (5.93 x 3.82)
Fitted carpet, 2 x double glazed windows, 2 x radiators, fitted wardrobe.

### Bedroom Three 14'6" x 9'1" (4.43 x 2.79)
Fitted carpet, double glazed window, radiator, fitted wardrobe.

### Bedroom Four 10'11" x 9'10" (3.35 x 3.02)
Fitted carpet, double glazed window, radiator, fitted wardrobe.

### Bathroom
Tile effect vinyl flooring, white suite comprising of bath with fully tiled surround, electric shower and shower curtain rail. Wash hand basin with tiled splashback and shaver light and mirror above. Chrome heated towel rail, double glazed window, extractor fan.

### Cloakroom
Wood effect vinyl flooring, white WC, wall mounted wash hand basin with tiled splashback, double glazed window, small radiator.

## OUTSIDE
Front - The property is situated set back from a quite country lane with tarmac driveway to front providing ample parking for four vehicles. The good sized front gardens extending over 600m2 are mainly laid to lawn with mature trees and shrubs screening the house from the road.

Rear - The enclosed rear garden extends to approximately 1100m2 (0.25 acres) and is mainly laid to lawn, an ideal space for children to play.

## GENERAL INFORMATION
Rent £1,700.00 per calendar month

Holding Deposit £392.30

Deposit £1961.53

Tenancy An Assured Periodic Tenancy. The landlord has advised they will likely require possession in 12 months for their own use under Ground 5 of the Housing Act 1988.

Restrictions No smokers. Family pets considered. No more than 3 sharers permitted.

Viewings Strictly by prior appointment with the agent

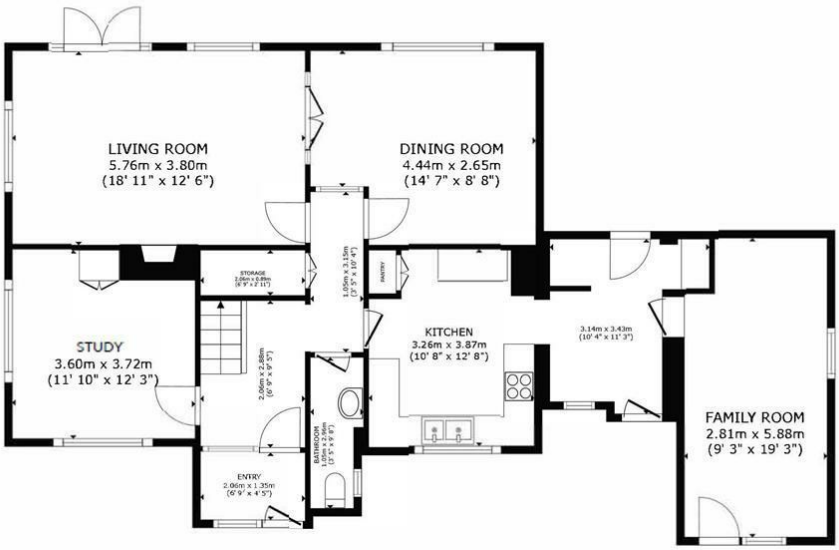
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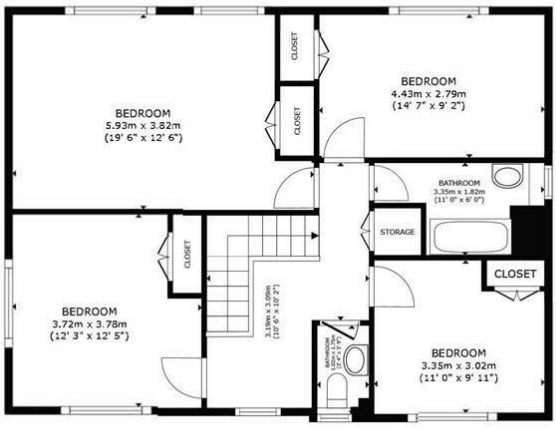
Minimum Household Annual Income Required £51,000.00

Photos & Virtual Tour created August 2026

# Floor Plan




FLOOR 1



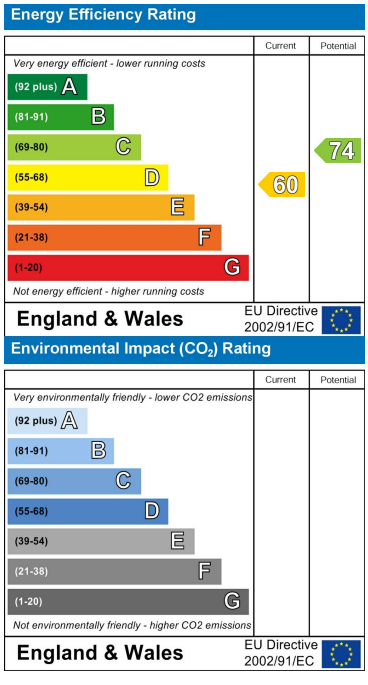

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 109.6 m² (1,180 sq.ft.) FLOOR 2 81.1 m² (873 sq.ft.)
TOTAL : 190.7 m² (2,053 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Area Map




## Energy Efficiency Graph




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