

Anvil Green  
Canterbury  
CT4 7EU

£4,500 Per Month

Finn's  
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This exceptional 16th-century Grade II listed home is set within three acres of idyllic Kent countryside, offering a rare blend of historic charm and modern living. Enhanced by a contemporary extension, the property provides spacious and well-appointed accommodation across two floors.

The ground floor features two functional reception rooms, a generous kitchen/breakfast room, formal dining room, and a versatile office or playroom, alongside a practical utility room. Upstairs, there are six bedrooms, five of which benefit from stylish en-suite bathrooms.

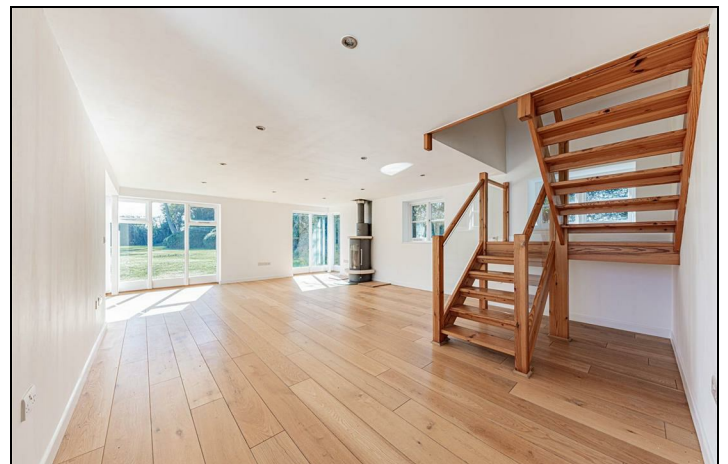
The property has been freshly redecorated throughout, both internally and externally, and is presented in excellent condition for incoming tenants.

Within the grounds, a detached annexe offers additional flexibility, complete with its own kitchen and two bedrooms—ideal for guests or extended family. A separate garage with a room above provides an excellent opportunity for a home office or gym, while a stable currently serves as a useful wood store for the three wood-burning stoves located across the main house and annexe. The property, Annexe and all buildings are equipped with superfast fibre broadband.

The beautifully landscaped grounds ensure complete privacy and include a wooded area with fruit trees, a children's treehouse, a large patio perfect for entertaining, and expansive, level gardens bordered by mature trees, shrubs, and flower beds.

Situated in the charming hamlet of Anvil Green near Waltham, the property enjoys a peaceful rural setting while remaining well connected. Canterbury city centre is approximately seven miles away, and Ashford around nine miles. Chilham train station, just 2.3 miles from the property, provides convenient links to Canterbury, London, and Dover.

- Exceptional 6 Bedroom 16th Century Home with separate 2 Bedroom Annex
- 6 Bathrooms (5 En-Suite)
- 3 Reception Rooms
- Modern Kitchen with high end appliances
- Office/Playroom
- Utility Room
- Set in 3 acres with beautifully landscaped grounds
- Separate Garage with room above and Stable/Woodstore
- Deposit £5,190.00
- Council Tax Band G, EPC Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing: By appointment through Finn's, Canterbury  
Telephone: 01227 452111

Council Tax: G

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.

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Canterbury  
Kent CT1 2QD  
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Kent CT13 9DA  
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