

Our Ref: AC/R0890.2

Date as Postmarked

Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

Subject to Contract

Dear Sir / Madam

PARK COTTAGE, CATSOLE HILL, GOODNESTONE, CANTERBURY, KENT CT3 1QF

Please find attached the sales particulars for the above property. Our client's instructions are to invite 'Best and Final' offers by Informal Tender for their consideration as follows: -

1. All offers should be made in writing and marked for the attention of **ALEX CORNWALLIS** and labelled "**PARK COTTAGE**".
2. All offers to be sent in writing by email to alex.cornwallis@btfpartnership.co.uk or posted to BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ
3. Offers to be received by **12 NOON ON FRIDAY 27th MARCH 2026**.
4. Offers to be made subject to contract only.
5. Offers to be made for the property and boundaries as described in the sales particulars.
6. No offer will be considered if it can only be calculated by reference to other offers received or any other external indices.
7. The vendor's preference is for contracts to be exchanged within 28 working days of receipt of draft documentation by the Purchaser's Solicitors with completion by agreement. If you are unable to meet this timescale please clarify your position.
8. A 10% deposit will be payable on exchange of contracts.
9. The name, address and telephone number of your solicitors are to be provided with confirmation that they are instructed to act on your behalf.
10. You should indicate your financial position in terms of funding arrangements and whether it is dependent upon a related sale or funding.
11. The Vendor reserves the right not to accept any of the offers nor necessarily accept the highest offer received.
12. Any offer made is on the basis a new drainage system is required.

If you have any queries or are unsure as to any of the points mentioned above, then please do not hesitate to give me a call.

Yours faithfully,



ALEX CORNWALLIS

Alex.cornwallis@btfpartnership.co.uk

Encs



PARK COTTAGE, CATSOLE HILL, GOODNESTONE, CANTERBURY, KENT CT3 1QF

INFORMAL TENDER FORM

SUBJECT TO CONTRACT

Please fill in and return the form below:

We:

Address:

.....

Telephone:

Offer the sum of:

(words)

.....

For the purchase of the freehold property known as "**PARK COTTAGE, CATSOLE HILL, GOODNESTONE, CANTERBURY, KENT CT3 1QF**" shown outlined in red within the sales particulars.

Name of solicitors:

Address:

.....

Telephone: Fax:

Contact name:

Contact email:

FINANCIAL INFORMATION AND DUE DILIGENCE

Please provide details of how you intend to fund this acquisition:

.....

.....

.....



**PARK COTTAGE
CATSOLE HILL · GOODNESTONE · CANTERBURY · KENT · CT3 1QF**

PARK COTTAGE CATSOLE HILL GOODNESTONE CANTERBURY KENT CT3 1QF

Aylesham - 3 miles
Sandwich - 6 miles
Canterbury - 8 miles
Dover - 14 miles

A detached Grade II Listed three-bedroom cottage in a peaceful and private edge of village location. Offers spacious living with characterful features and in need of modernisation and updating throughout.

- A spacious cottage offering potential and in need of refurbishment throughout
- Edge of village and private location
- Off road parking for several vehicles
- Wrap around gardens
- Offered chain free to the market
- Total plot size extending to 0.50 acres

GUIDE PRICE - OFFERS IN EXCESS OF £395,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

Park Cottage is situated on the edge of the popular village of Goodnestone which lies in between the city of Canterbury and the town of Sandwich, both of which are able to provide a large range of facilities and amenities, including schooling and leisure options. Aylesham is situated 3 miles to the south west and is able to offer local facilities along with a rail station taking you to London in under two hours. The national motorway network is accessed just 5 miles to the south west via the A2.

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Aylesham train station turn right onto the Ackholt Road continuing until reaching a T junction, before turning right onto Love Lane. Continue on 1 mile before turning left onto Catsole Hill. After 400 meters the properties entrance will be on your left, before reaching the village.

WHAT 3 WORDS

///breezy.terms.downs





GENERAL DESCRIPTION

Park Cottage comprises a detached Grade II Listed Cottage of solid brick construction under pitched slate tiled roof. Accommodation is as follows: -

The Front Door opens to **Entrance Hall** with doors to **Dining Room**, **Sitting Room** with fireplace, **Storage Cupboard** and **Kitchen** with walk in **Larder**. A further door leads to **Rear Hallway** with door to **Boiler Room** and **Rear Garden**.

Stairs lead from the Entrance Hall to the **First Floor Landing** where there are doors to **Bedroom 1** (double) with fitted storage cupboards, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (single) and **Family Bathroom** with bath, wash hand basin and w/c.

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 1,534ft². An extension to the north western elevation was granted consent under Reference: 21/00395 - Dover District Council. This has now lapsed but plans are available from the selling agents on request.

Outside

The Rear Garden is fully enclosed and surrounds the Cottage, consisting of lawned and bedded gardens throughout along with off road parking for multiple vehicles.

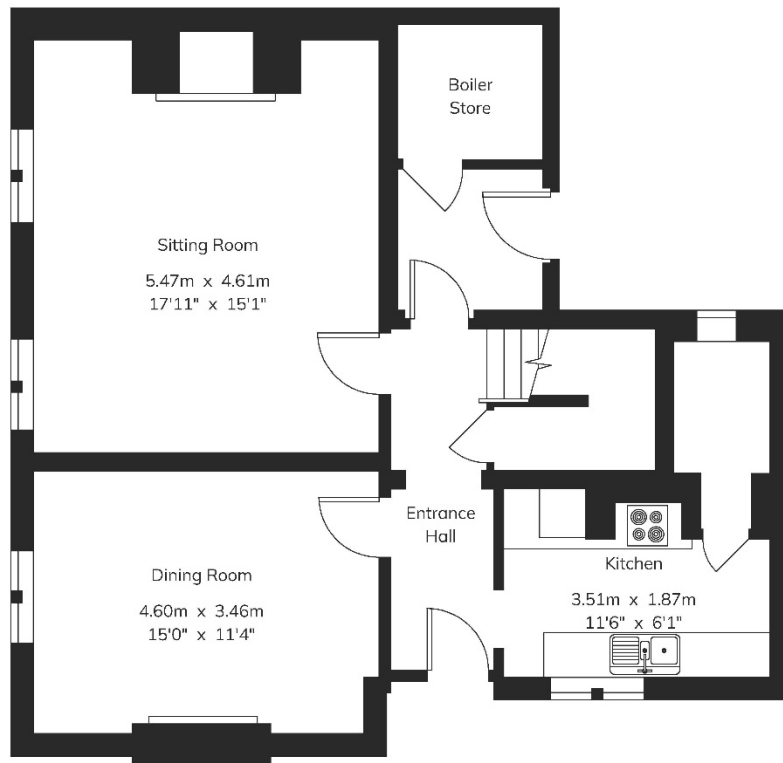


GARDEN & VIEW

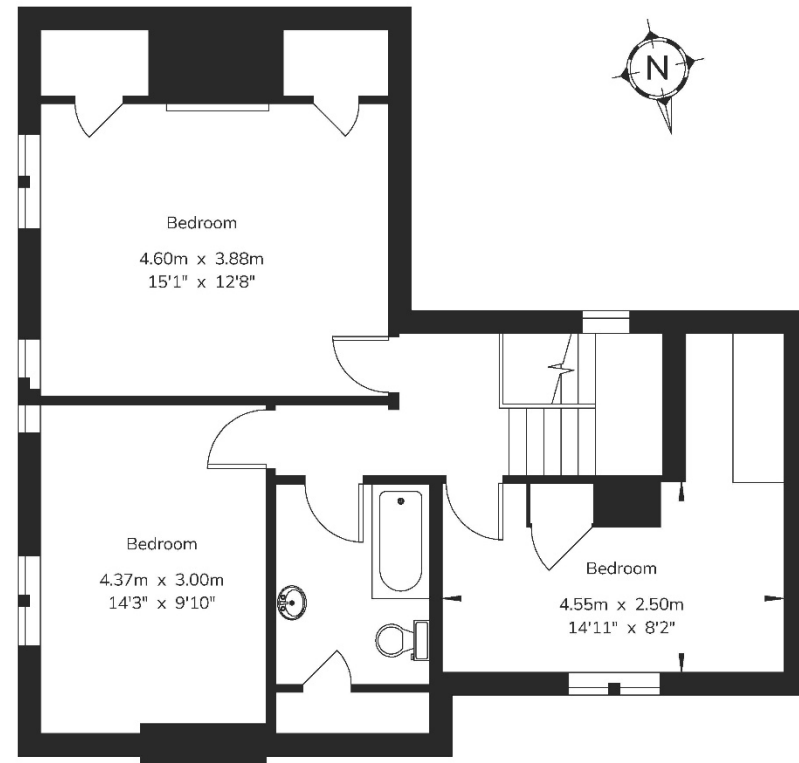
FLOOR PLANS

Park Cottage

Gross Internal Area : 142.6 sq.m (1534 sq.ft.)



Ground Floor



First Floor

NOT TO SCALE



BOUNDARY PLAN



SERVICES

Park Cottage benefits from mains water and electricity, with heating historically provided via a Calor gas system. Drainage is to a private system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is via Catsole Hill which we believe to be publicly maintainable. **Please Note:** No highways search has been undertaken.

METHOD OF SALE

The property is offered for sale by private treaty. The Vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING

EPC - G

COUNCIL TAX

Band - F

LOCAL AUTHORITY

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

PHOTOGRAPHS

The photographs within this brochure were taken in February 2026.



TENURE & COVENANTS

This property is offered Freehold with vacant possession available upon completion. **Please Note:** The Vendor will retain a covenant in their favour to limit the property to a single dwelling only. There will also be a right of pre-emption in favour of the Vendor which will last for 10 years from the date of sale.

PLANS & BOUNDARIES

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering. The purchasers will be responsible for erecting a suitable fence to the Vendor's specification around the entire perimeter and they will also be responsible for the maintenance of this fence once erected. The Boundaries have been marked on the ground.

MEASUREMENTS

The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. We are not aware of any third party rights over the property.



PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The Vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ Tel: 01233 740077

Email: challock@btfpartnership.co.uk

Reference: AC/R0890.2

GUIDE PRICE

OIEO £395,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ