

**Great Pett Farmhouse**  
**Pett Hill**  
**Bridge**  
**Canterbury**  
**CT4 5AN**

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**£2,900.00 pcm    Unfurnished                      F2310**



A most impressive beautifully presented five bedroom detached period farmhouse providing well appointed spacious accommodation with many original character features being retained. The property has been recently completely refurbished and finished to the highest specification. . Large Entrance Hallway, Sitting Room leading into Drawing Room, Study, Library area and formal Dining Room.. Large open plan Kitchen leading to Family Room/Breakfast Room. Utility Room and Ground Floor WC. Master Suite comprising Dressing Room, En Suite Bathroom and Master Bedroom. Double Bedroom with ensuite and further bedrooms and a large Art Deco Style Bathroom to the first floor.

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Situated in a quiet rural position but within easy access of Canterbury City Centre which is approximately 4.5 miles distant giving easy access to London, St Pancras can be reached from Canterbury Station West in 55 minutes and is very close by the A2 which gives access to A2 to Dover and M2 to London

A most impressive beautifully presented five bedroom detached period farmhouse providing well appointed spacious accommodation with many original character features being retained. The property has been recently completely refurbished and finished to the highest specification. The accommodation on the ground floor comprises large entrance hallway, sitting room leading into drawing room, study, library area, formal dining room, large open plan kitchen to family room / breakfast room and utility room plus a ground floor WC. On the first floor there is a master suite with rooms comprising dressing room with ensuite bathroom and master bedroom, there is a further double bedroom with ensuite, two further bedrooms and a large art deco style family bathroom. On the second floor there is a fifth attic bedroom with a shower room adjacent. There are large gardens to front and rear with an attractive paved patio area and ample off road parking plus an open fronted car port and detached garage. The property benefits from oil fired central heating and is fully alarmed.

Accommodation comprises (approximate measurements):

Arched front entrance door into: –

**Entrance Porch**

Decorative quarry tiled floor, decorative stained glass windows to sides, decorative stained glass glazed paneled door into:-

**Large Entrance Hall** 19' 2" x 7' 1" (5.84m x 2.16m)

Fitted carpet and wall mounted radiator.

**Sitting Room (open plan to Drawing Room)** 16' 5" x 12' 3" (5.00m x 3.73m)

Fitted carpet, wall mounted radiator, feature wood burning stove, single glazed window to front with working shutters.

**Drawing Room** 25' 11" x 12' 0" (7.89m x 3.65m)

Triple aspect room, single glazed windows to rear, side and front, two wall mounted radiators, fitted carpet and television point.

**Study** 12' 5" x 7' 8" (3.78m x 2.34m)

Fitted carpet, wall mounted radiator and single glazed window to rear overlooking rear garden.

**Rear Lobby/Library Area** 13' 1" x 8' 8" (3.98m x 2.64m)

Single glazed window to rear and telephone point

**Large Open Plan Kitchen/Breakfast Room** 19' 11" x 11' 2" (6.07m x 3.40m)

A range of fitted cream shaker style wall and base units with soft closing doors and dark grey granite effect work surface, single drainer white enameled sink with mixer taps, integral full sized dishwasher, space for Range style electric cooker with glass and stainless steel canopy extractor hood over, space for American style fridge/freezer, underground style tiled splash back, LED down lighters, limed oak effect Karndean flooring, single glazed window to rear overlooking rear garden and fields beyond and wall mounted radiator.

**Family Room** 17' 8" x 12' 0" (5.38m x 3.65m)

Feature fireplace with wood burning stove, wall mounted radiator, large single glazed sash window to side overlooking patio terrace, built in storage cupboards, multi point television aerial point.

**Ground Floor Cloakroom**

Modern white suite comprising WC and hand basin with mixer tap, wall mounted radiator to side, wall mounted extractor fan, single glazed obscured non opening window to rear and ceramic tiled floor.

**Utility Room/Boot Room** 17' 10" x 7' 10" (5.43m x 2.39m)

Feature fireplace with white painted wooden surround (for ornamental purposes only - not to be used), matching cream shaker style sink unit with space and plumbing for both washing machine and tumble dryer, single drainer stainless steel sink with mixer tap and underground splash back tiling matching kitchen and vinyl flooring. Cupboard housing Grant oil fired boiler with wooden slatted shelving over, single glazed window to rear with working wooden shutters, further glazed paneled door giving access to side Courtyard garden.

**Formal Dining Room** 16' 5" x 13' 7" (5.00m x 4.14m)

Feature open fireplace with decorative tiled surround and white painted wooden mantel, fitted carpet, wall mounted radiator, single glazed window to front with working shutters fitted.

**STAIRS FROM ENTRANCE HALL TO FIRST FLOOR. Door from landing into Master Suite with corridor with doors leading to Dressing Room, Ensuite and Master Bedroom:-**

**Dressing Room** 12' 5" x 8' 3". Feature fireplace with white painted surround (for ornamental purposes only - not to be used), exposed beamed ceiling, wall mounted radiator.

**Master Bedroom** 17' 2" x 12' 5" (5.23m x 3.78m)

Fitted carpet, wall mounted radiator, feature fireplace with white painted surround (for ornamental purposes only - not to be used), television point, built in double wardrobe with hanging rail and shelf over, single glazed window to front overlooking front garden and door from main landing into:-

**Inner Landing Area**

Fitted carpet, door giving access to airing cupboard with wooden slatted shelving, controls for central heating and hot water. Door to:-

**En Suite Bathroom**

LED down lighters, modern white bathroom suite comprising bath with side filler, WC, hand basin with back lit mirror, wall mounted chrome heated towel rail, double sized shower cubicle with glass sliding door and thermostatic shower fitted to raiser rail, fully tiled walls and floors with underfloor heating and single glazed window to front. Door from corridor into:-

**Bedroom Two (double bedroom with en suite to front)** 13' 9" x 13' 4" (4.19m x 4.06m)

Fitted carpet, feature fireplace with white painted surround (for ornamental purposes only - not to be used), television point, wall mounted radiator and single glazed window to front overlooking front garden. Door giving access to:-



**En Suite Shower Room**

Comprising WC, hand basin with mixer tap, back lit wall mounted mirror, shaver point, wall mounted chrome heated towel rail, glass door giving access to shower cubicle with thermostatic shower fitted on raiser rail, fully tiled walls and floor, LED down lighter, single glazed window to front. Door from main landing into:-



**Bedroom Three (double bedroom to front) 17' 8" x 10' 2" (5.38m x 3.10m)**

Fitted carpet, wall mounted radiator, single glazed window overlooking front garden to front, feature fireplace with white painted surround (for ornamental purposes only - not to be used), television point and built in wardrobe with hanging rail. Door from inner landing to:-

**Bedroom Four (Double Bedroom to Side) 13' 10" x 10' 11" (4.21m x 3.32m)**

Fitted carpet, wall mounted radiator, feature fireplace with white painted surround (for ornamental purposes only - not to be used), television aerial point and single glazed sash window to side overlooking side courtyard garden. Door from inner landing into:-



**Family Bathroom 11' 2" x 11' 11" (3.40m x 3.63m)**

A beautifully fitted art deco style family bathroom comprising roll top bath with handheld shower mixer, pedestal hand basin with back lit mirror above, WC, chrome heated towel rail, further wall mounted radiator, double sized shower cubicle with thermostatic shower fitted and glass sliding door, ceramic tiled flooring, single glazed sash window to rear overlooking rear garden and eave storage cupboards allowing storage space.

**STAIRS FROM MAIN LANDING TO SECOND FLOOR**

Fitted carpet, wall mounted radiator, exposed beamed ceiling, television point, single glazed dormer window to rear overlooking rear garden. Door off landing area into:-

**Bedroom Five (Attic Bedroom) 12' 5" x 14' 5" (3.78m x 4.39m)**

Fitted carpet, wall mounted radiator, exposed beamed ceiling, television point, single glazed dormer window to rear overlooking rear garden. Door off landing area into:-

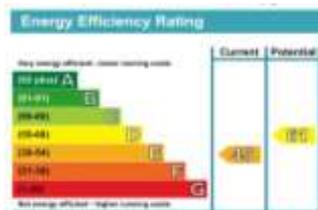


**En Suite Shower Room**

Comprising WC, hand basin and corner shower cubicle with thermostatic shower fitted with raiser rail, chrome heated towel rail and vinyl flooring.



<b>Rent</b>	<b>£2,900.00</b> per calendar month, exclusive of all utility bills.
<b>Deposit</b>	A Deposit of <b>£4,015.00</b> will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
<b>Lease</b>	Assured Shorthold tenancy of six/twelve months (twelve months preferred)
<b>Good Faith Deposit</b>	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached <b>Tenants Information Sheet</b>
<b>Compulsory Fees Payable</b>	A fee of <b>£300.00 plus V.A.T.</b> will be payable to the Agents as part costs of preparing the Tenancy Agreement.  Should a Guarantor be required in order to process your application an additional charge of <b>£60.00 plus VAT</b> will be payable  Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc <b>VAT</b>
<b>Right to Rent</b>	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
<b>Viewing</b>	By appointment with the CANTERBURY office of FINN'S (1865) LTD (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Council Tax Band 'G'
<b>Special Conditions</b>	<b>Available from end of January 2018</b> <b>No smokers, no pets, no Housing Benefit</b>



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