

**Bishopsbourne  
Canterbury**

**£2,750.00 pcm (to include full garden maintenance)**

**Unfurnished**

**F1185**

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An imposing six bedroom Grade II Listed Property with a wealth of period features set in large beautifully landscaped gardens. Situated in the heart of the much sought after village of Bishopsbourne in a commanding position with stunning views overlooking Bourne Park.

Entrance hall leading into Reception Hall, Study, Dining Room and Grand Chamber (Living Room). Family Room, Kitchen and Conservatory. . Master Bedroom with En Suite , three further bedrooms Shower Room and Family Bathroom to first floor. Two attic bedrooms one of which has an En Suite .

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An imposing Grade II Listed property with a wealth of period features set in attractive landscape gardens. The property is approximately five miles from Canterbury city centre giving easy access to the A2/M2 which can be joined less than half a mile distant from the property which gives easy access to both Canterbury and Dover and the M2 onto London. The nearest mainline railway station to the property is in the village of Bekesbourne which is approximately 2.5 miles distant. The village has a pub, farm shop and tea room.

The accommodation on the ground floor comprises entrance hall leading into reception hall, study, dining room, grand chamber (living room), cloak room, family room, kitchen and conservatory. On the first floor there is a master bedroom with en suite, plus a further three double bedrooms, shower room and family bathroom, there are two attic bedrooms, one of which is en suite (bedroom five) which are each accessed via separate staircases. The property is set in large landscaped grounds and is approached by a long gravelled driveway leading to extensive parking areas. There is a heated swimming pool sheltered within an attractive walled garden with Pool House, two double garages plus further out building which could be utilised as a home office

Accommodation comprises (approximate measurements):

#### Entrance

Front entrance door into entrance hallway leading into Reception Hall with flagstone flooring and feature ornate stone fireplace. Oak panelled door into -

#### Study 14' 2" x 15' 1" (4.31m x 4.59m)

Oak panelled room, fitted carpet, radiator, secondary glazed leaded light window to front, feature working fireplace with ornate marble surround. Oak panelled door off entrance hallway into -

#### Dining Room 17' 9" x 18' 1" (5.41m x 5.51m)

Fitted carpet, radiator, large leaded light secondary glazed window to front, feature ornate marble fireplace. Double oak panelled doors from entrance hallway into -

#### Grand Chamber (Living Room) 31' 5" x 18' 9" (9.57m x 5.71m)

Feature decorative oak panelled walls and decorative ornate ceiling, large fireplace with stone hearth and surround, solid oak floorboards, quadruple aspect room with leadlight windows to side and front and one large partially stained glass window to rear overlooking conservatory.

#### Conservatory 18' 9" x 10' 8" (5.71m x 3.25m)

Flagstone flooring, wall mounted radiator, glazed panel oak door leading to rear garden. Door from entrance hall into -

#### Large Cloakroom 12' 6" x 12' 8" (3.81m x 3.86m)

Secondary glazed leaded light window to rear. White suite comprising pedestal hand basin and WC, built in glazed storage cupboard, tiled flooring, radiator, trap door leading to wine cellar. Door leading to rear hallway, kitchen, family room and boiler room. Door to -

#### Boiler Room 12' 6" x 12' 8" (3.81m x 3.86m)

Secondary glazed leaded light window to rear. White suite comprising pedestal hand basin and WC, built in glazed storage cupboard, tiled flooring, radiator, trap door leading to wine cellar. Door leading to rear hallway, kitchen, family room and boiler room. Door to -

#### Kitchen/Breakfast Room 17' 2" x 12' 7" (5.23m x 3.83m)

Range of oak fronted wall and base units with marble effect work surface, splash back tiling, stainless steel gas hob with extractor over, stainless steel double oven, dishwasher and fridge/freezer, single glazed window to rear overlooking patio terrace, vinyl tiled flooring, radiators, glazed panel door giving access to rear lobby and back door. Door from inner entrance hallway to -

#### Family Room 22' 2" x 16' 10" (6.75m x 5.13m)

Fitted carpet, radiators, large secondary glazed leaded light windows to rear, two large built in storage cupboards plus large walk in pantry cupboard with shelving.

#### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

Ornate oak carved staircase leading to first floor. Large first floor landing with secondary landing area leading off this area with built in storage cupboards and lining cupboards -

#### First Floor Landing/Library Area 22' 4" x 12' 10" (6.80m x 3.91m)

Built in book shelving. Door leading to -

#### Bedroom One 24' 5" x 17' 4" (7.44m x 5.28m)

Master bedroom to side. Twin aspect room, single glazed leaded light windows to side and rear, feature fireplace with marble and oriental carved wooden surround (for ornamental purposes only), two radiators and fitted carpet. Two built in double wardrobes with storage over, further walk in wardrobe. Door leading to dressing room with further built in cupboards and wardrobes. Further door to -

#### En Suite Bathroom

Coloured bathroom suite comprising large bath, WC, hand basin built into vanity unit, fitted carpet, radiator, single glazed leaded light window to front and interconnecting door to bedroom two. Door

#### Bedroom Two 18' 7" x 18' 5" (5.66m x 5.61m)

Large double bedroom to front with vaulted ceiling incorporating bressumer beam and partial wood panelled walls, stripped polished oak floorboards, radiators, single glazed leaded light window to front, stone fireplace with flagstone hearth (for ornamental purposes only), many exposed beams. Door from landing to -



**Bedroom Three** 13' 4" x 18' 3" (4.06m x 5.56m)

Double bedroom to front, twin aspect room with double glazed oak framed window to front and single glazed leaded light window to side, feature fireplace with ornate marble surround (for ornamental purposes only), built in wardrobes with hanging space and shelving, radiator and fitted carpet. Door from landing to-



**Bedroom Four** 10' 1" x 12' 8" (3.07m x 3.86m)

Double bedroom to rear, double glazed, oak framed window to rear, radiator, fitted carpet, built in storage cupboards. Door from landing to –

**Shower Room** 10' 7" x 5' 11" (3.22m x 1.80m)

Built in double size shower cubicle with thermostatic shower fitted, partially marbled tiled walls, tiled flooring, white pedestal hand basin, WC, radiator, single glazed leaded light window to rear. Door from landing to –

**Family Bathroom**

'Art deco' bathroom with white suite comprising bath, WC and hand basin, partially tiled walls, wall mounted radiator, single glazed leaded light window to side and tiled floor. Door leading from landing to second floor staircase



**Bedroom Five (attic)** 18' 6" x 14' 8" (5.63m x 4.47m)

Single glazed dormer windows to front and rear, exposed beam ceiling, fitted carpet, built in double wardrobes with shelving. Door to en suite comprising white suite with bath, WC and hand basin, fitted carpet, single glazed leaded light dormer window to rear (note – no radiator in bathroom). Door leading from main landing through to concealed staircase leading to second floor and bedroom six.

**Bedroom Six** 25' 1" x 13' 8" (7.64m x 4.16m)

Single glazed dormer windows to front and rear. Fitted carpet, built in wardrobes and some eaves storage cupboards. (No heating in this room).



<b>Rent</b>	£ 2,750.00 per calendar month, (including full garden maintenance), exclusive of all utility bills
<b>Deposit</b>	A Deposit of <b>£3,807.00</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>	An initial Assured Shorthold tenancy of twelve months(minimum)
<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 (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Council Tax Band H
<b>Special Conditions</b>	<b>Available Now – One family pet considered, no smokers, no housing benefit</b>



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