



14 The Street, Adisham, Canterbury, Kent, CT3 3JL

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**14 The Street, Adisham, Canterbury,
Kent, CT3 3JL**

£330,000 Freehold

A light and airy three-bedroom semi-detached cottage, tucked away on The Street in the heart of the highly sought-after village of Adisham. Offering bright and spacious accommodation with charming period features, two reception rooms and excellent potential to extend to the side and/or rear (subject to the necessary consents), this delightful home is set within generous wraparound gardens and is offered for sale with no onward chain.

- Bright and spacious three-bedroom semi-detached cottage
- No onward chain
- Excellent potential to extend (subject to consents)
- Generous wraparound garden
- Off-road parking
- Walking distance to Adisham Primary School and railway station

The front door opens into a welcoming entrance hall, with a convenient downstairs cloakroom.

To the front of the property, the attractive sitting room enjoys a period fireplace and opens through to the spacious dining room, creating an ideal layout for both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units and leads through to the conservatory, which is currently arranged as a practical utility room. A family bathroom completes the ground floor accommodation.

Upstairs, the landing provides access to three well-proportioned bedrooms, two of which have attractive period fireplaces.

Outside, the generous garden wraps around three sides of the property and is predominantly laid to lawn, providing an excellent space for families, gardening or outdoor entertaining. A substantial garden cabin offers useful additional storage or workspace, while the size of the plot presents scope to extend the property to the side and/or rear, subject to the necessary consents and the Vendor's approval of any plans.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Adisham is one of East Kent's hidden gems - an attractive village framed by countryside, with a picturesque cluster of period homes near the Church of the Holy Innocents. There are excellent road and rail links, including a direct train to London Victoria from Adisham Station, and the Cathedral city of Canterbury is just six miles away. Families will find a range of village primary schools nearby and convenient access to Canterbury's highly regarded grammar and private schools which remain a huge draw for this special part of East Kent.

Status of Seller: The Church Commissioners for England is a registered charity (charity no: 1140097), subject to charity law and regulated by the Charity Commission. As a charity, they are bound to comply with the law and their governance arrangements when dealing with their land and property. This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion.

Agent's Note: The property will be sold subject to the Vendor's standard restrictive covenants. Details of these are available on request.

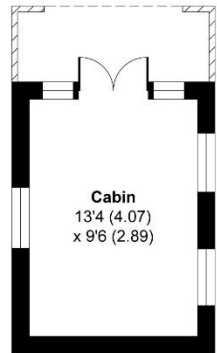
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

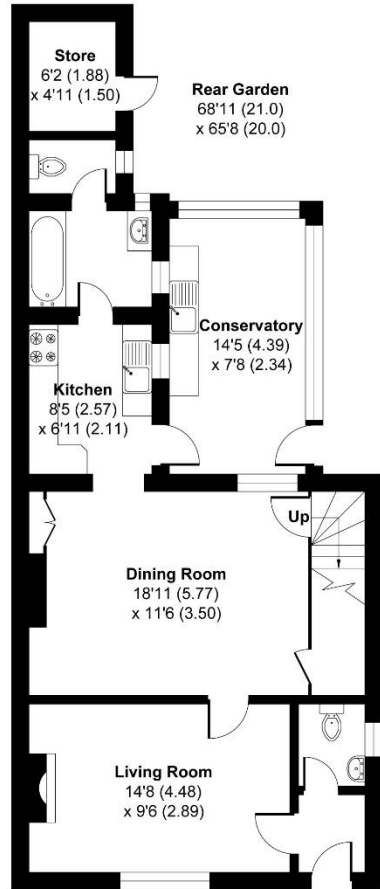
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 30/7/26.





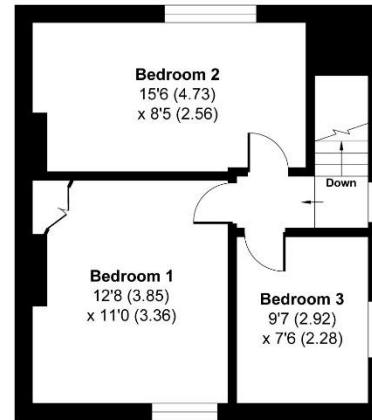
CABIN



GROUND FLOOR

Front Garden
59'1 (18.0)
x 34'6 (10.50)

The Street, Adisham
Approximate Gross Internal Area = 102.87 sq m / 1107.28 sq ft
Cabin = 11.76 sq m / 126.58 sq ft
Total = 114.63 sq m / 1233.86 sq ft
For identification only - Not to scale



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 representations 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 make or give any representation or warranty in relation to this property.

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