



2 Hoaden Row, Hoaden, Ash, Canterbury, Kent, CT3 2LA

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£355,500 Freehold

Charming Period Cottage in an Idyllic Countryside Setting.

A beautifully presented two-bedroom period cottage, brimming with character and original features, set in a picturesque rural location close to the historic town of Sandwich. Combining the charm of a traditional cottage with thoughtfully updated living spaces, this delightful home offers light-filled accommodation, attractive fireplaces, a generous garden, garage, and off-road parking.

- Beautifully presented two-bedroom period cottage
- Wealth of period features
- Spacious and light-filled accommodation
- Wood-burning stove and exposed brickwork
- Large, established rear garden with countryside views
- Garage and off-road parking
- Peaceful village-edge location

The front door opens into a welcoming sitting room with a charming fireplace with wood-burning stove, exposed brick chimney breast, and painted floorboards, creating a warm and characterful living space. From here, a door leads into the impressive open-plan kitchen, dining area and conservatory.

This wonderful space has a vaulted ceiling, exposed brickwork and lots of natural light, with lovely views across the rear garden. The kitchen is fitted with a range of wall and base units with solid wood work surfaces.

Upstairs, the landing leads to two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and a feature fireplace with exposed brick chimney breast.

Outside, the cottage is set back behind a pretty front garden on a quiet country lane. The rear garden is divided into distinct areas including a raised decked seating terrace, lawned gardens with mature trees and shrubs, and a delightful "secret garden" enjoying views across the surrounding fields.

A garage and allocated parking space are located to the side of the terrace.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Hoaden lies on the edge of the sought-after village of Ash, which offers a range of everyday amenities including shops, schools, a doctor's surgery and traditional public houses. The nearby towns of Sandwich and Canterbury provide an extensive selection of shopping, leisure and educational facilities.

The area is particularly well connected, with easy access to the A256 linking to Dover and the A2/M2 and M20 motorway networks. Railway stations at Sandwich and Canterbury offer regular services to London, with Canterbury West providing High Speed services to St Pancras in under an hour. The Kent coast and Channel ports are also within easy reach.

Viewing: By appointment through Finn's, Sandwich. Tel: 01304 612147

Services: Mains electricity, water & shared septic tank.

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

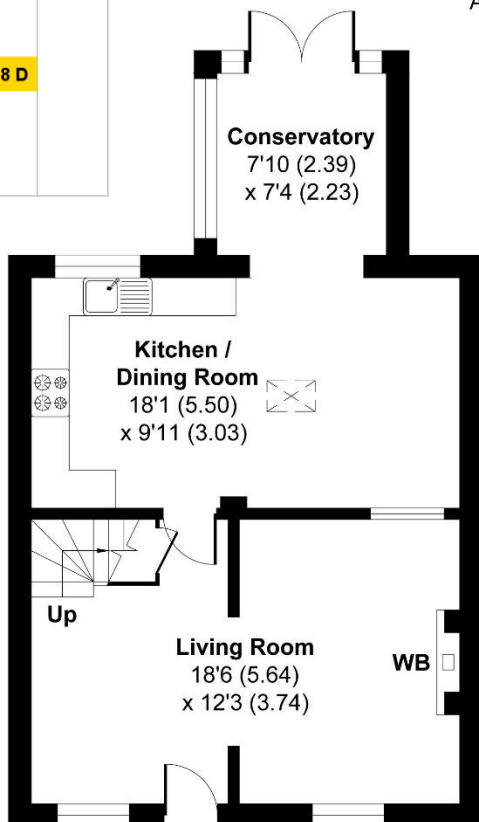
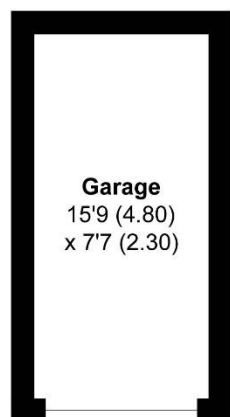
Date: These particulars were prepared on 19/10/26



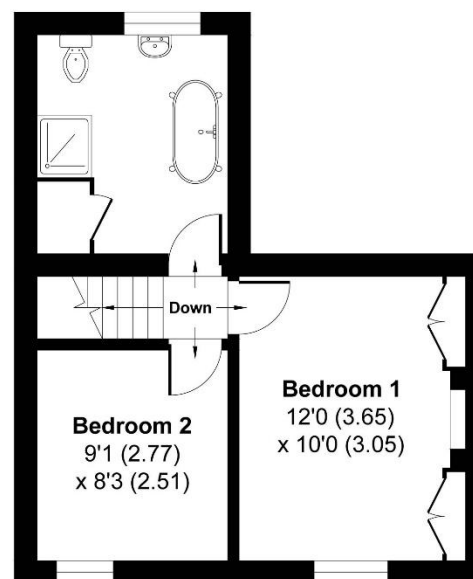
Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Hoaden Row, Hoaden

Approximate Gross Internal Area = 74.10 sq m / 797.60 sq ft
 Garage = 11.04 sq m / 118.83 sq ft
 Total = 85.14 sq m / 916.43 sq ft
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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