

**btf**

Land & Property Experts



**TO LET**

**1 HOME FARM COTTAGE  
EASOLE STREET · NONINGTON · DOVER · CT15 4HG**

# 1 HOME FARM COTTAGE EASOLE STREET NONINGTON DOVER CT15 4HG

<i>Aylesham</i>	-	<i>2.3 miles</i>
<i>Sandwich</i>	-	<i>6 miles</i>
<i>Canterbury</i>	-	<i>10 miles</i>
<i>Dover</i>	-	<i>12 miles</i>

**A two bedroom semi-detached cottage with front and rear garden located within the rural village of Nonington.**

- A semi- detached two bedroom cottage
- Unfurnished
- Landscaped gardens
- Off road parking and garage
- Rural village location

**GUIDE RENT: - £1,200 per calendar month**

**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

1 Home Farm Cottage is situated in the rural village of Nonington which contains a small range of facilities including a primary school and Church. The larger village of Aylesham is located 2 miles to the north east of the property and benefits from a village shop and train station. The cathedral city of Canterbury is located 9.7 miles to the north east and contains a wide range of facilities including a high street, supermarkets and secondary schools. Canterbury contains a mainline train station which provides access to London via HS1. Access to the national motorway network is available from the A2 which is located 4 miles to the west.

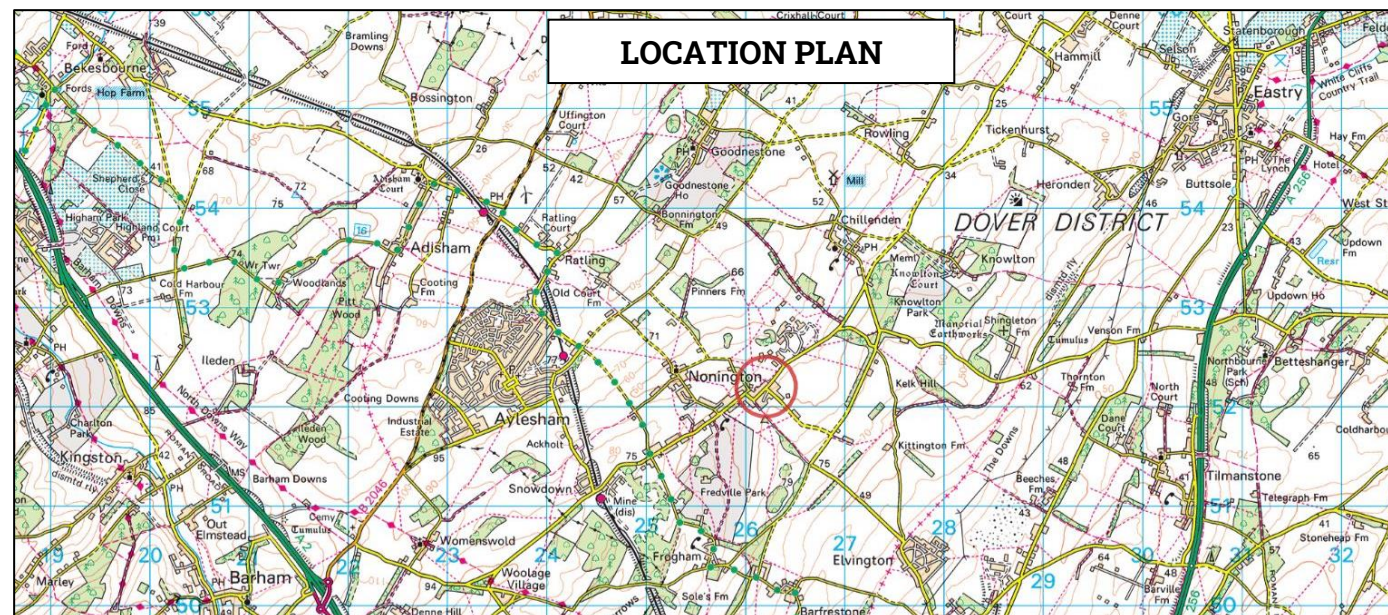
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From Nonington Church head south along Vicarage Lane until meeting Easole Street. Head east on Easole Street and at the small roundabout take the second exit continuing on Easole Street for 0.2 miles where the property will be on your left.

## WHAT 3 WORDS

///palace.reshaping.shuttle





## GENERAL DESCRIPTION

1 Home Farm Cottage comprises a semi detached cottage of solid brick construction, under a pitched clay tile roof. The internal accommodation is arranged over two floors and comprises of the following:

Rear Door to **Kitchen** with fitted floor units, oven and electric counter top hob, with door to **Bathroom** containing WC, wash hand basin and shower. Door from kitchen to **Sitting Room** with carpeted floor and decorative fireplace. Stairs lead from sitting room to First Floor Landing with doors to **Master Bedroom** (double) with carpeted floor and storage cupboard, and **Bedroom 2** (single) carpeted with storage cupboard.

## Outside

There are lawned **Gardens** to the front, rear with the eastern boundary to the adjoining property comprising hedging. A shared concrete track drive leads from Easole Street to the rear of the property where there is a hardstanding drive and concrete garage with use available for one half.



GARDEN

## SERVICES

1 Home Farm Cottage is connected to mains electricity, water, gas and drainage. **Please Note:** None of these services have been checked or tested.

## ACCESS

Access is directly from Easole Street over a private track.

## COUNCIL TAX

The property is rated as Band B with Dover District Council.

## EPC RATING

EPC Band E- A copy of the Energy Performance Certificate is available from the letting agents on request.

## PHOTOGRAPHS

The photographs within this brochure were taken in June 2025.

## 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

## ACREAGES

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

## TERMS OF TENACY

<b>Term</b>	-	Minimum 12 month term
<b>Type</b>	-	Assured Shorthold Tenancy
<b>Clauses</b>	-	No subletting
	-	All outgoings are the responsibility of the tenant
<b>Rent</b>	-	£1,200 per calendar month

## AGENT'S NOTE

We wish to inform prospective tenants 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 Landlord's sole agent. If you would like to view, please contact Sophie Evans on the contact details below.

**BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ**

**Tel: 01233 740077**

**Mob: 07507 419673 (Sophie Evans)**

**Email: challock@btfpartnership.co.uk**



*Sitting Room*



*Front Garden*



*Garage*



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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

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