



HERNHILL
KENT

JACKSON-STOPS 

FAIRBROOK COTTAGE

HERNHILL, FAVERSHAM, KENT, ME13 9HZ

DELIGHTFUL GRADE II LISTED COTTAGE OFFERING SCOPE FOR FURTHER ENHANCEMENT IN A CONVENIENT YET RURAL SETTING WITH FAR REACHING COUNTRY VIEWS



DESCRIPTION

Fairbrook Cottage is a charming Grade II Listed period family house with wrap around gardens in a rural location. Dating from the 16th Century, the house has an abundance of period features including exposed beams, inglenook fireplaces, the original bread oven and original doors.

FEATURES

- Large entrance hall with exposed beams
- Sitting room with dual aspect views of the garden, wood burning stove situated in the inglenook fireplace with original bread oven
- Dual aspect dining room with door to garden and a large inglenook fireplace housing a (disconnected) gas fire
- Kitchen with door to the garden, space for a washing machine and fridge, built in electric oven with hob above and a selection of wall and base units
- Downstairs bathroom with shower over the bath, WC and basin with storage beneath.
- Three double bedrooms and a single bedroom upstairs, all with views of the gardens, and one of which has a plaster overmantel
- Large attic room with scope to convert to a bedroom subject to the necessary consents
- Outside the gardens wrap around the house and extend to approximately an acre. There are fruit trees; apple, pear and cherry providing fruit through the summer and autumn
- There is parking provided for several cars accessed from both lanes either side of the property

SITUATION

Fairbrook Cottage is set within a small cluster of dwellings on the outskirts of Hernhill; a quiet and peaceful location yet within easy distance of the amenities of Canterbury, Whitstable and Faversham.

The house has been updated by the current owners, but there is scope to enhance it further with the installation of central heating, plus the attic room could be converted into a master bedroom subject to necessary consents.

The surrounding villages offer a number of primary schools and local amenities and nearby Canterbury provides schools for children of all ages in the private and public sector, a thriving City centre with bars, restaurants, extensive shopping and the renowned Marlowe Theatre.

Whitstable, the beach and all its amenities are also a short distance. The nearby market town of Faversham provides trains to London.

Distances

Canterbury – 8.5 miles | Whitstable - 6.5 miles
M2 motorway - 0.5 miles | Faversham train station - 3 miles



PROPERTY INFORMATION

- Services: Mains Gas (disconnected) and mains electricity, private drainage
- Local Authority: Swale Borough Council
- Council Tax band: F (£3,485.51 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

AGENTS NOTE

There is a Restricted Covenant associated to part of the Orchard, which means this part of the land cannot be built on

DIRECTIONS

From the M2 travelling East, continue onto Thanet Way/A299, take the exit toward Goodnestone / Graveney / Staplestreet / Hernhill. Turn left and go over the bridge crossing over the Thanet Way. Turn right into Staplestreet Road. Turn left into Fairbrook and the driveway is on your left.

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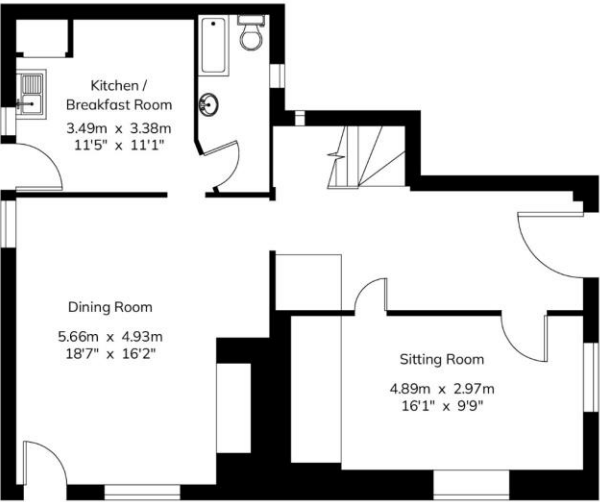
IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

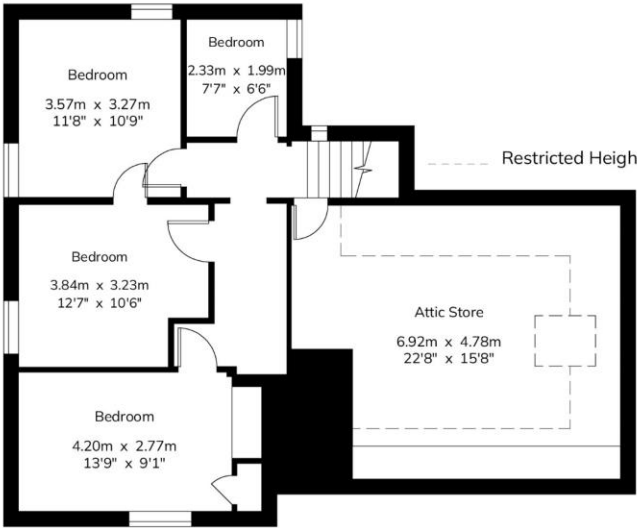
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		37 F
1-20	G	12 G	

Fairbrook Cottage

Gross Internal Area : 175.8 sq.m (1892 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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