CHRISTOPHER HODGSON









Aylesham, Canterbury

To Let £1,850 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Aylesham, Canterbury

23 Hobnail Path, Aylesham, Canterbury, Kent, CT3 3GJ

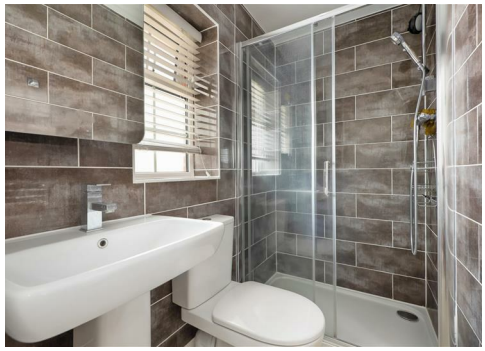
A modern detached house, ideally situated in the peaceful village of Aylesham. The property is situated just a short walk from Aylesham Station (0.5 miles), with direct links to Canterbury and Dover, and easy access to the A2.

The spacious and smartly presented accommodation totals 1165 sq ft (108 sq m) and is arranged on the ground floor to provide an entrance hall, a large open-plan kitchen/breakfast room, a generous sitting room, a dining room and a cloakroom. To the first floor there are three double bedrooms, a single bedroom and two bathrooms, including an en-suite shower room to the principal bedroom.

The rear garden extends to 30ft (9.14m) and has been designed for ease of maintenance. The property also benefits from allocated off street parking to the rear.

No Smokers. Available from early September.







LOCATION
Aylesham is a popular village of surrounded by many local amenities such as a convenience store, butchers, primary school and a medical and leisure centre. Aylesham has its own railway station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Links to the continent are via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Kitchen/Breakfast Room
15'1" x 14'9" (4.60m x 4.51m)

• Sitting Room
16'9" x 10'2" (5.12m x 3.12m)

• Dining Room
10'9" x 9'10" (3.29m x 3.00m)

• Cloakroom

FIRST FLOOR

• Bedroom 1
15'0" x 9'11" (4.59m x 3.04m)

• Shower Room

• Bedroom 2
12'10" x 8'10" (3.93m x 2.71m)

• Bedroom 3
10'4" x 8'10" (3.17m x 2.71m)

• Bedroom 4
7'4" x 6'11" (2.24m x 2.12m)

• Bathroom

OUTSIDE

• Garden
30'" x 29" (9.14m x 8.84m)

• Parking

EXCLUSION
The loft area is expressly excluded from the let area and is not included in the leased premises. The Tenant shall have no right to access, use, or store items in the loft area.

HOLDING DEPOSIT
£426 (or equivalent to 1 weeks rent)









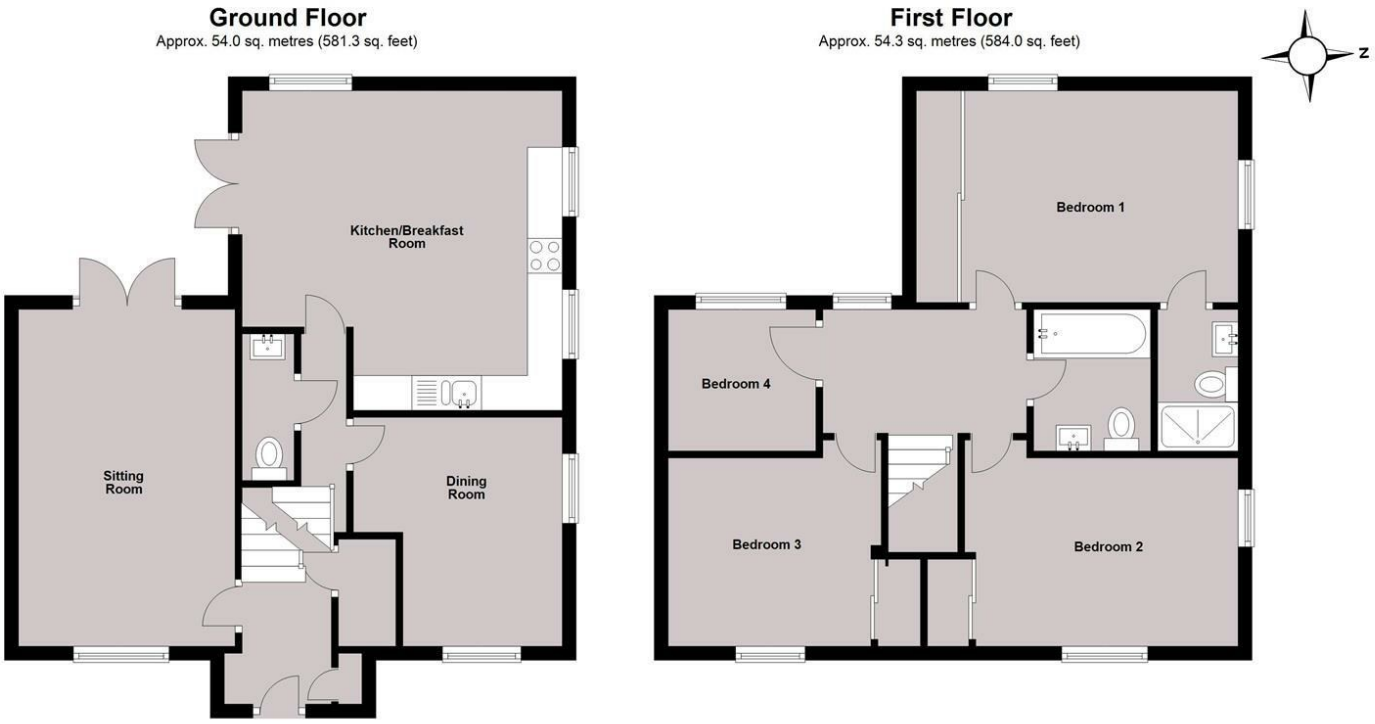


TENANCY DEPOSIT
£2,134 (or equivalent to 5 weeks rent)

TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

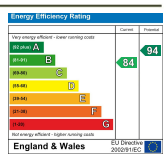
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Total area: approx. 108.3 sq. metres (1165.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,422.09.

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