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Newlands Cottage, Canterbury Road, Selsted, Dover, Kent, CT15 7HL

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Offers Over £475,000 Freehold

A charming three double bedroom semi-detached cottage set within approximately 0.4 acres, featuring attractive gardens, a paddock, stables, tack room and detached garaging, all enjoying wonderful countryside views.

- Three Double Bedrooms
- Beautifully Presented Throughout
- Three Bathrooms
- Paddock & Stables
- Stunning Rural Views
- Garden Room
- Utility Room
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- Garage and Off Road Parking for Several Cars
- EV Charger with Tethered Cable

The front door opens into a spacious entrance hall leading through to an impressive kitchen/breakfast room. This bright and sociable space features a central island, range cooker and French doors opening onto the rear garden, perfectly positioned to take in the surrounding countryside.

The sitting room is light and welcoming, with a bay window to the front, an open fireplace and attractive beamed ceilings, and flows through to the dining room which offers ample space for family dining and entertaining. A practical utility room and a ground floor shower room complete the downstairs accommodation.

Upstairs, the landing leads to three generous double bedrooms, each benefiting from built-in wardrobes, with the principal bedroom being particularly spacious. The family bathroom is fitted with a modern white suite including bath, WC and wash hand basin, while a separate shower room provides an additional shower, WC and wash hand basin. Both have been recently updated to a contemporary standard.



Outside, the property is set back behind a front garden with a driveway providing parking for several vehicles to the side. The rear garden enjoys attractive, unspoilt views across open countryside and woodland beyond. Facing west, it benefits from lovely sunsets. The garden is mainly laid to lawn, complemented by a variety of established flower borders and shrubs, and features a paved patio accessed directly from the kitchen, ideal for outdoor dining and entertaining.

There is also a detached garden room (currently used as an office and home gym) and a detached garage with a high-pitched roof and a boarded out roof space, offering excellent storage. The paddock extends to approximately 0.27 of an acre, is fully enclosed by fencing, and includes two stables (which have mains electricity and a mains water supply), a tack room, and a large store.

Situated in the rolling countryside of East Kent, Selsted is a charming rural hamlet offering a balance of countryside living and convenient access to nearby towns. Surrounded by open farmland and scenic walking routes, Selsted provides a peaceful lifestyle while remaining within easy reach of nearby towns and the Kent coast.

The village lies just a short drive from the historic village of Elham, known for its picturesque high street, traditional pubs, and community atmosphere. Residents also benefit from convenient access to the vibrant coastal town of Folkestone, where you'll find a growing arts scene, independent shops, and the popular Folkestone Harbour Arm, a lively destination for food, drink and coastal views.

For commuters, Selsted enjoys excellent connections as well as a regular bus service. The nearby city of Canterbury offers a wide range of shopping, dining, and cultural attractions, as well as high-speed rail services to London. Meanwhile, the Kent Downs surrounds the village, providing endless opportunities for walking, cycling and enjoying the beauty of the Kent countryside.

Combining rural charm with excellent accessibility, Selsted provides a well-connected setting in one of Kent's most scenic areas.

Agent's Note: The fields behind the property are not available to purchase as they are in separate ownership.

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

Services: Mains electricity and water. Private drainage. Oil central heating.

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

Date: These particulars were prepared on 05/08/26



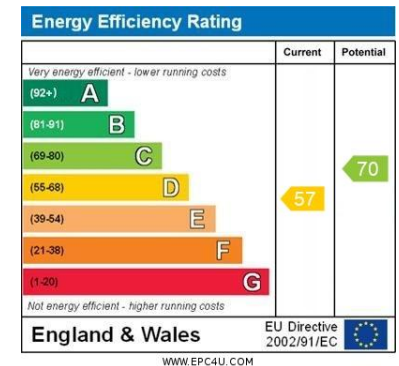
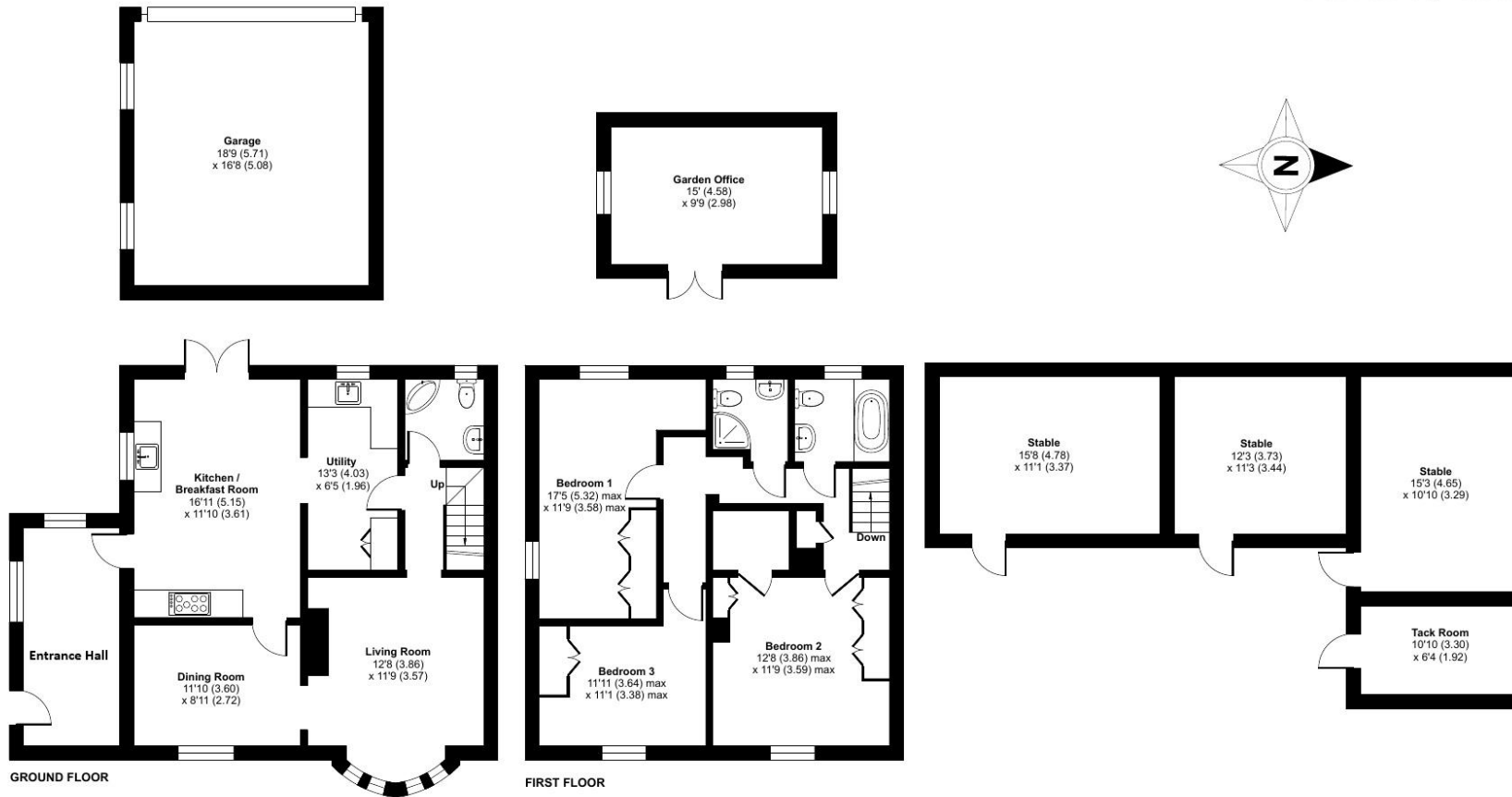








Approximate Area = 1428 sq ft / 132.6 sq m
 Garage = 312 sq ft / 28.9 sq m
 Outbuildings = 693 sq ft / 64.3 sq m
 Total = 2433 sq ft / 225.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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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