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Rattington House, Rattington Street, Chartham, Canterbury, Kent, CT4 7JG

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£565,000 Freehold

Nestled in the heart of Chartham's historic village centre, Rattington House is a delightful Grade II listed home believed to date back to around 1460. Beautifully presented with climbing wisteria and a traditional white picket fence, this exceptional cottage combines centuries of history with generous living space and wonderfully high ceilings rarely found in period homes.

- Beautiful Grade II listed cottage dating from around 1460
- Three spacious bedrooms arranged over three floors
- Two bathrooms
- Panelled dining room
- Large living room with inglenook fireplace and wood-burning stove
- Character-filled kitchen overlooking the garden
- Landscaped rear garden with patio
- Driveway providing parking for two cars
- Situated in the historic village of Chartham
- Conveniently located close to the mainline railway station with services to London

Offering over 1,800 sq ft of accommodation across three floors, the property is considerably larger than most three-bedroom homes, making it an ideal choice for families or those seeking character without compromising on space.

The home is filled with original features that reflect its rich heritage. Exposed timber framing, decorative wood panelling with rare printed grain, intricate carved details and quirky architectural elements and historic features give every room its own unique personality.

The ground floor centres around a spacious living room featuring an impressive inglenook fireplace with a wood-burning stove, creating a warm and welcoming atmosphere.



A separate dining hall provides an ideal space for entertaining, while the charming kitchen enjoys views over the rear garden beneath an open cat-slide roof, where the original timber-framed exterior wall remains on display. A utility room and ground-floor shower room add everyday practicality.

On the first floor are two generous double bedrooms, one benefitting from a walk in dressing room, along with a family bathroom complete with a roll-top bath and separate shower. A further staircase leads to the second floor, where a third double bedroom is accompanied by a large adjoining dressing room, offering flexible additional space.

Outside, the cottage is set behind a mature front garden with a driveway providing off-road parking for two vehicles. The attractive rear garden has been thoughtfully landscaped to create a peaceful and private setting, with a patio area perfect for outdoor dining, entertaining or relaxing.

Chartham is a pretty, sought after village which has a popular pub opposite the property. There is a village store, recreation ground, Doctor's surgery and a primary school currently rated 'Good' by OFSTED all within walking distance. Chartham lies just 4 miles from the Cathedral city of Canterbury, an ancient thriving city with an abundance of cafés, restaurants and shopping facilities. Educationally Canterbury is very well provided for with two universities, the world renowned King's School, the Simon Langton Boys' & Girls' Grammar Schools, Barton Court Grammar, Kent College and St Edmund's all within a 15 minute drive. Transport links are excellent with a railway station being just a 10 minute walk from the house connecting the village to Canterbury and Ashford with its high speed service to London St Pancras in just 38 minutes.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 29/6/26 and amended on 1/9/26







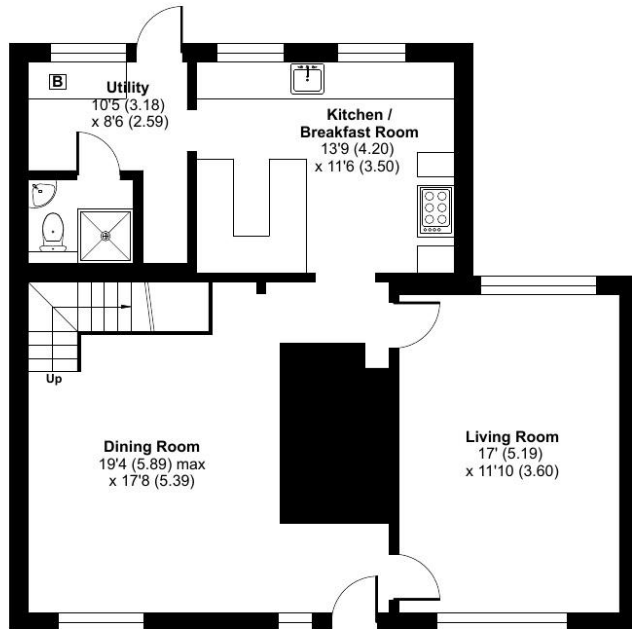




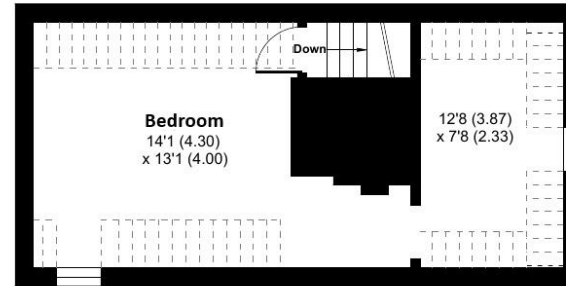


Denotes restricted
head height

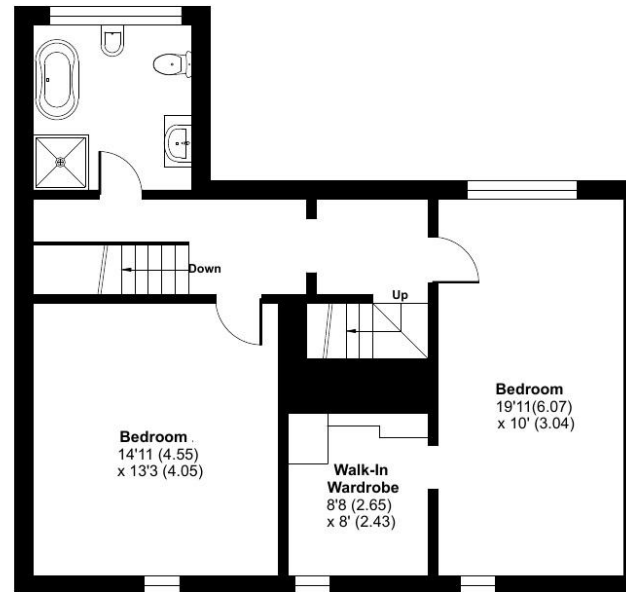
Garden
Approximate
26'2 (7.98)
x 22' (6.70)



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Approximate Area = 1802 sq ft / 167.4 sq m
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Total = 1909 sq ft / 177.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Finn's. REF: 1481463

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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