



North Leigh House North Leigh, Stelling Minnis CT4 6BX

A most impressive 5 bedroom Grade II country house offering extensive and versatile accommodation with a wealth of period features and well presented throughout. Available from May 2024.

On the ground floor is a porch leading to a large sitting/dining room with beams and impressive inglenook fireplace. The kitchen/breakfast room is comprehensively fitted with a four oven Aga, integral appliances including a separate oven and hob for summer, walk-in pantry and a useful utility room. There is a delightful garden room with triple aspect windows overlooking and opening onto the patio and lawn. To the rear is a study with dual aspect windows and a comfortable

family room with impressive vaulted ceiling, bay window, woodburning stove and built-in bespoke made cupboards/shelving. On the first floor is a pretty galleried landing leading to the main bedroom with two dressing rooms and a stunning bathroom with walk through shower, bath and two sink units. The second bedroom enjoys patio doors onto a balcony and an ensuite shower room, and there is a further double bedroom and the family bathroom. To the top floor is a further double bedroom with exposed beams, an attic room/fifth bedroom and mezzanine landing.

£3,750 Per Month



Details cont...

The property is approached by five-bar gate with a long driveway leading to the front of the house with parking for plenty of cars. The plot measures approx 1.8 acres and enjoys lawns either side of the drive with orchard trees, main front lawn with inset trees and mature shrubs and a wrap around patio. To the rear is a walled garden with a lawn, workshop shed and greenhouse. There is an outbuilding for storage of garden tools and chopped wood.

Services: The property services are oil fired central heating, mains electric and water, cesspit drainage, fibre optic broadband.

Unfurnished - pets considered

EPC & EICR: YES

COUNCIL TAX BAND: G - Folkestone and Hythe

Location

The property is located on the outskirts of Stelling Minnis which is a highly-regarded area to the South of Canterbury surrounded by farmland and countryside providing lovely walking and cycling. Stelling Minnis itself has a village shop, pub and primary school. The nearby Cathedral city of Canterbury provides a comprehensive range of shopping and leisure facilities together with an extensive range of both primary and secondary schools including highly-regarded grammar schools. There are also various colleges, two universities and private schools. Canterbury West station provides High-Speed rail links to London St. Pancras with a journey time of approximately 55 minutes.

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution

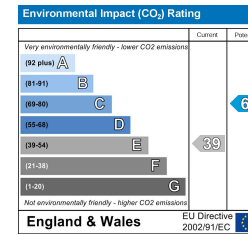
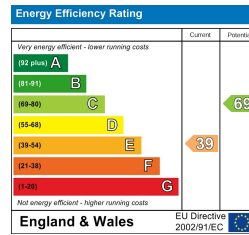


of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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