



Cobblers Vanity Lane, Maidstone Kent ME17 4BP

Cobblers is a stylish and beautifully appointed 4-bedroom country house situated in an elevated position near the charming village of Linton, offering some of the finest views in Kent.

ADT security and fire system - Included in monthly rental price

Garden is responsibility of the tenant

Unfurnished

Pets – Considered

No Tenant Fees

Available mid/late November 2024

£3,750 Per Calendar Month



Description

No expense has been spared in creating the luxurious and refined interior. The expansive terraces, outstanding gardens and private secluded position make this property an exceptional proposition, one rarely found on the rental market.

The accommodation includes on the ground floor; entrance hall, high specification kitchen / breakfast room with delightful Aga, granite work tops and integral appliances, wc, formal dining with open fire place, large open plan sitting room with open fire place, French doors to terrace and balcony with far reaching views across the manicured garden, pond and grounds.

On the first floor; four large double bedrooms all with amazing views including the master bedroom suite with dressing room and sumptuous en suite bathroom, the guest suite also benefits from another immaculate en suite bathroom and there is a further family bathroom.

The basement comprises; large gym / games room, store, wc, access to internal double garage.

Exterior; the property is approached by a private tree lined driveway and is surrounded by approximately 2 acres of beautifully landscaped gardens and grounds including an elegant pond which is also lined by thoughtfully planted mature trees.

Location

The property is situated on the rural outskirts of the village of Linton, where there is a village church, village hall and local public house. Further village amenities may be found in nearby Coxheath, including general stores, pharmacy, bank and doctors surgery. For more extensive shopping and leisure facilities the town of Maidstone which is approximately 3 miles away.

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally catering for all age groups.

There are mainline rail services available at nearby Marden or Staplehurst with frequent trains to Charing Cross, Cannon Street and London Bridge.

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.

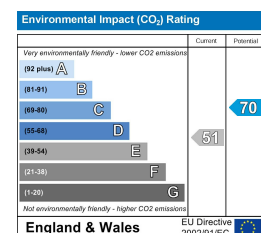
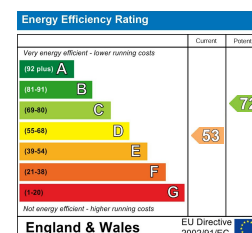
Change of Sharer (Tenant's Request)

£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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The Property Ombudsman

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