



**Plough Wents Road
Maidstone, Kent ME17 3SA**

October 2025 Offer - £200 cash paid towards your moving costs when you let this property by Vale and Marsh (paid on signing of tenancy agreement)*

Lested Hall is a stunning, 6 Bedroom Grade II Listed property sitting handsomely in its own grounds, beyond electronically operated wrought iron gates and a sweeping driveway that bisects delightful parkland style gardens. The main house has enormous character and history, with medieval origins and later 18th and 19th century additions that include the quite beautiful Queen Anne / Early Georgian southern wing.

Additional and separate 2 bedroom annexe available to rent by separate negotiation - Price on Application

Available from early October 2025 - Property is ideally let furnished

Full Description

Interior:

Internally this home is extremely generous throughout, with over 5000 sq ft of accommodation. Currently configured with a total of six bedrooms, five luxurious bath/shower rooms and four reception rooms. Throughout the property there remains striking evidence of its past, with quite dramatic fireplaces, exposed beams and wonderful oak panelling to the drawing room.

Key areas of the home, such as the kitchen and bathrooms, have been sympathetically updated to exacting standards, resulting in a fine blend of elegance, charm and practicality in equal measures.

A grand dining hall provides one of many stunning focal points of the home. A sense of occasion can be experienced with high beamed ceilings, stone floors and an aged oak door granting access to the rear terrace and gardens. An impressively large exposed brick inglenook fireplace provides an exceptional focal point to the room, with an inset roasting rack.

Housed within the Great Chamber is a stunning master suite, with an imposing crown post reaching up and into a beamed vaulted ceiling. A freestanding copper bathtub with twin matching hand basins offers a taste of boutique decadence. In addition his and hers en-suites complete this unforgettable element of the home. A guest suite within the principle residence is accessed by means of its own dedicated solid oak staircase, and affords a luxurious and private area. A cellar offers both dry storage, boiler room and access to a vaulted stone and brick wine store.

Exterior:

The property itself is perfectly positioned within its own parkland style gardens, totalling over two acres of beautifully manicured grounds to include fine lawns interspersed with mature shrubberies and imposing specimen trees. This contemporary stone terrace exhibits both soft and hard-scaping, culminating in a focal fountain and stepping stones over the water garden.

Garden maintenance will be the responsibility of the tenant.

LET: FURNISHED

EPC: E

COUNCIL TAX: MAIDSTONE

PETS: CONSIDERED

Location

Lested Hall is located in the in the hamlet of Chart Sutton. Nearby Sutton Valence offers a number of local services including a farm shop with post office, garage, three historic public houses, the Parish Church of St Mary the Virgin and the 12th century Sutton Valence Castle (English Heritage). More comprehensive shopping facilities are located in nearby Maidstone

Staplehurst and Paddock Wood Stations offer services to London main line stations with journey times from under an hour. The M20 gives access to Dover and Ashford International and also to the M25 to Gatwick and Heathrow Airports.

Numerous schools in the area cater for children of all ages in both the state and private sectors. The property is within a short distance of the highly regarded Sutton Valence Preparatory and Senior Schools and there are numerous secondary and grammar schools in Maidstone.

M20 4 miles / Marden Station 7 miles
Paddock Wood 9 miles / London 48 miles
(All distances are approximate)

Tenant Fees

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 tenancy 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 Ombudsman Scheme.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		78
(21-38) F		
(1-20) G		53
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Zoopla.co.uk
rightmove



2 Windmill Oast
Windmill Farm Benenden Road
Rolvenden
Kent
TN17 4PF
01580 242700

<https://www.valeandmarsh.com>



