



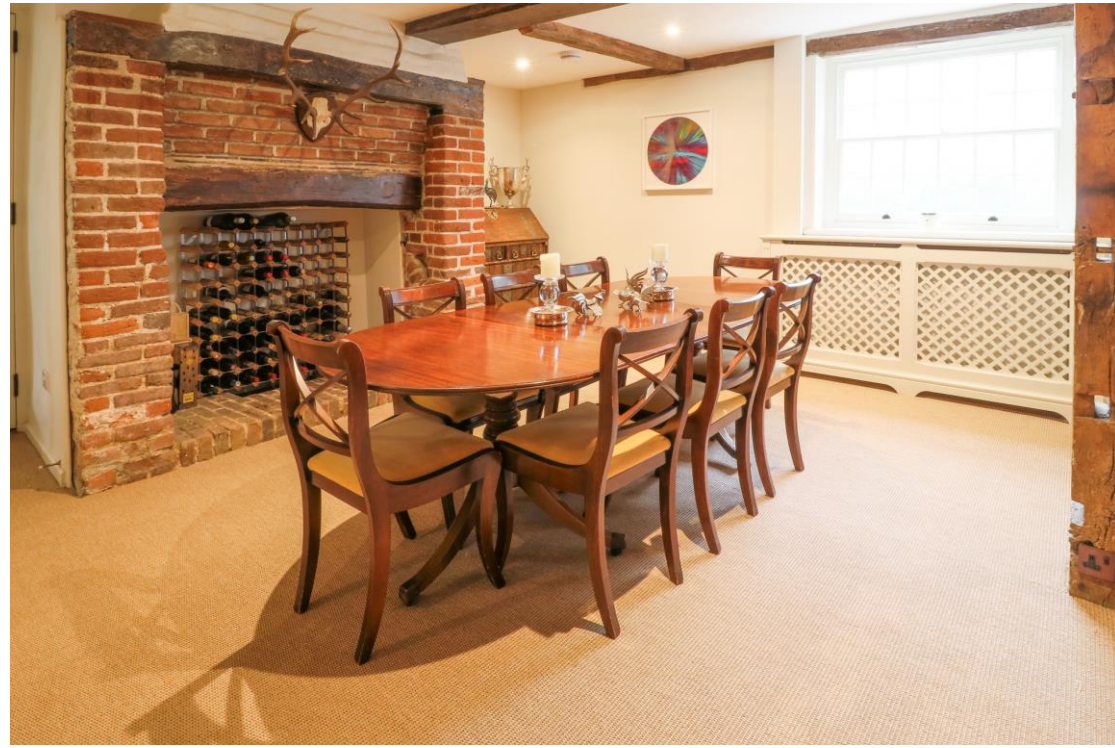
Charles Bainbridge



North Leigh House, North Leigh,
Stelling Minnis, Kent, CT4 6BX

£3,750 pcm





A handsome Grade II country house offering extensive and versatile accommodation with a wealth of period features and well presented throughout. 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.

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

North Leigh 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.

Council Tax Band: G

Local Authority: Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

Security deposit £4615

One month's rent in advance, £923 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Charles Bainbridge/Landlord

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email lettings@charlesbainbridge.com

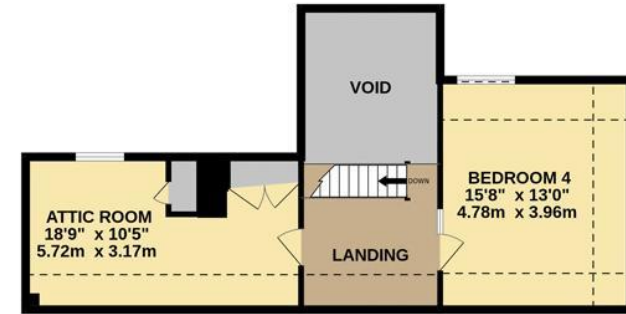
TOTAL FLOOR AREA : 3816 sq.ft. (354.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1930 sq.ft. (179.3 sq.m.) approx.



2ND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



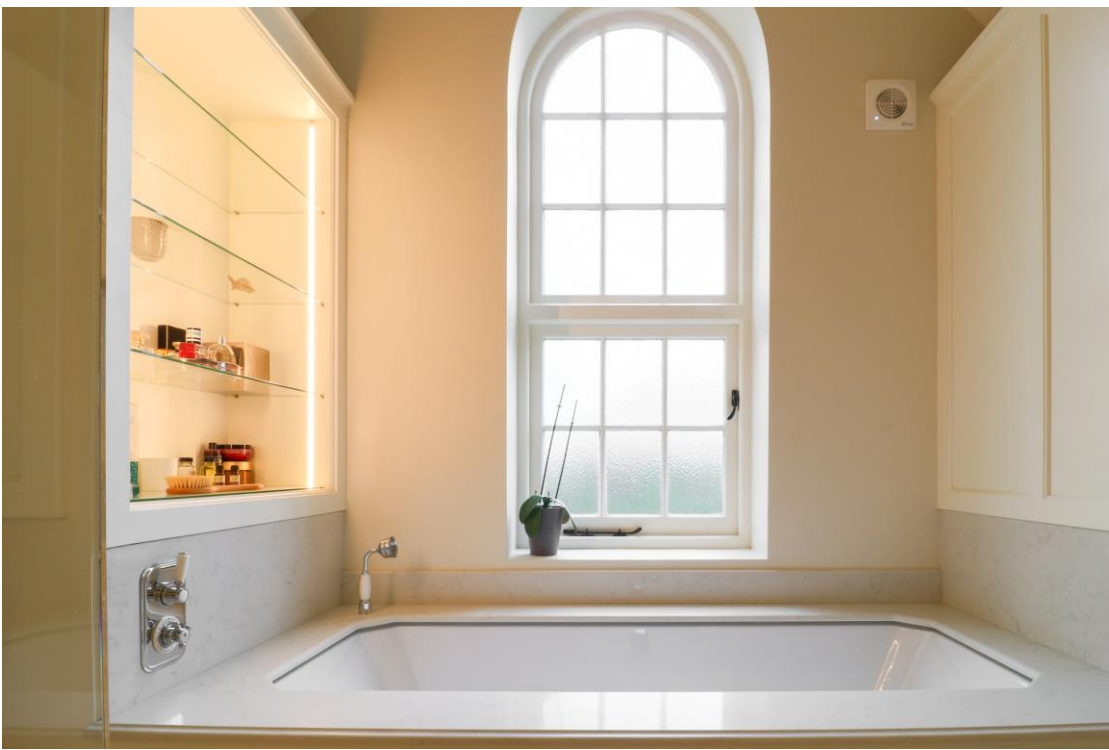






















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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