



**Oast House, Wormdale Farm Wormdale Hill, Sittingbourne, ME9 7PX**  
**£1,800 Per Calendar Month**

We are delighted to offer this substantial three bedroom detached oast conversion set in a quiet rural location yet with easy access to A249 and motorway as well as a short walk to the golf course. This sizable property benefits from lovely roundel sitting room and master bedroom, 30ft gallery reception hall on the first floor, very modern communal biomass heating system as well as double glazing. The property has the option of a large garden to the rear as well as an integral garage and off street parking. We regret that smokers and cats are not permitted, one dog will be considered. Available early August. Applicants will require minimum household income of £54,000.00 for rent affordability checks.

## GROUND FLOOR

### Entrance Hall

Coir mat and fitted carpet, wooden front door with window to side, 2 x radiators, telephone point, exposed wall beam, stairs to first floor and doors to:

### Roundel Sitting Room 17'10" x 18'1" (5.45 x 5.52)

Fitted carpet, 2 x windows, 2 x radiators, satellite TV Lead and aerial point.

### Inner Hallway

Tile effect vinyl flooring, window, radiator, thermostat, double fitted airing cupboard with slatted shelving and radiator.

### Integral Garage 10'9" x 15'7" (3.28 x 4.77)

Concrete flooring with single up and over door, power and light.

### Family Bathroom 9'5" x 9'2" (2.89 x 2.81)

Cream vinyl flooring, 1/2 tiled walls, Pampas bathroom suite comprising of bath, pedestal wash hand basin and WC. Newly fitted shower cubicle. Window, radiator, shaver socket, extractor fan, towel rail.

### Kitchen 13'3" x 18'9" (4.06 x 5.72)

Tile effect vinyl flooring. Range of matching solid wood base units with wooden door and drawer line, black worksurface above with localised splash back tiling. Space under worksurface with plumbing for dishwasher and under counter fridge. Stainless steel sink with double drainer, freestanding white electric double oven with integrated electric hob, large pantry cupboard, further space for free standing fridge/freezer. Triple aspect windows, stairs to first floor.

### Rear Hall

Quarry tiled floor, coir mat, doors to:

### Cloak Room

Quarry tiled floor, WC, metal framed window

### Utility Room 13'2" x 3'11" (4.02 x 1.2)

Quarry tiled floor, wall mounted wash hand basin, plumbing for washing machine, large fitted storage cupboard containing hot water cylinder. Window, electric meter and MCB.

### Conservatory

Brick and paved flooring, fully double glazed windows and door to side and rear.

## FIRST FLOOR

Dual staircases from Entrance Hall and Kitchen lead to:

### Gallery Reception Room 30'8" x 19'3" (9.36 x 5.88)

Fitted carpet, vaulted ceiling with exposed A frame beams, central feature fireplace with wood burning stove and tiled hearth. 6 x dual aspect windows, 6 x radiators, 2 x dual TV aerial points, thermostat

### Roundel Master Bedroom 18'0" x 18'0" (5.5 x 5.5)

Fitted carpet, radiator, 2 x windows, loft hatch

### Bedroom Two 10'8" x 9'4" (3.27 x 2.87)

Fitted carpet, dual aspect windows, radiator, phone point, corner alcove containing WC and wall mounted wash hand basin.

### Bedroom Three 13'10" x 9'5" (4.23 x 2.88)

Fitted carpet, dual aspect windows, radiator

## OUTSIDE

To Front - located at the entrance of a working farm with shared driveway to farmhouse leads to private parking area for 2 or 3 cars and integral garage within oast. There are gardens to each side of the property with stock fencing and wooden gates, the gardens contain some mature shrubs.

To Rear - There is the option of a large private rear garden which is fully enclosed with stock fencing and gate, the garden is fully laid to grass with one mature tree.

Views to the rear and side of the property are over open countryside and an orchard, the front of the property overlooks the farm yard including a beautiful old kent barn.

## GENERAL INFORMATION

Rent £1,800.00 per calendar month

Deposit £2076.92

Holding Deposit £415.38

Pet Rent £25.00 per calendar month per pet

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Conditions No smokers or cats permitted, one dog will be considered.

Minimum Household Income Required £54,000 per annum

Photographs and Virtual Tour created Jan 2021

Verified Material Information

Council tax band: E

Council tax annual charge: £2684.48 a year (£223.71 a month)



Property type: Detached House - converted oast

with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating via communal biomass boiler

Heating features: Double glazing and Wood burner

Broadband: ADSL copper wire

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - 2 cars & Garage - 1 car

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Public footpath beside house..Rarely used

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

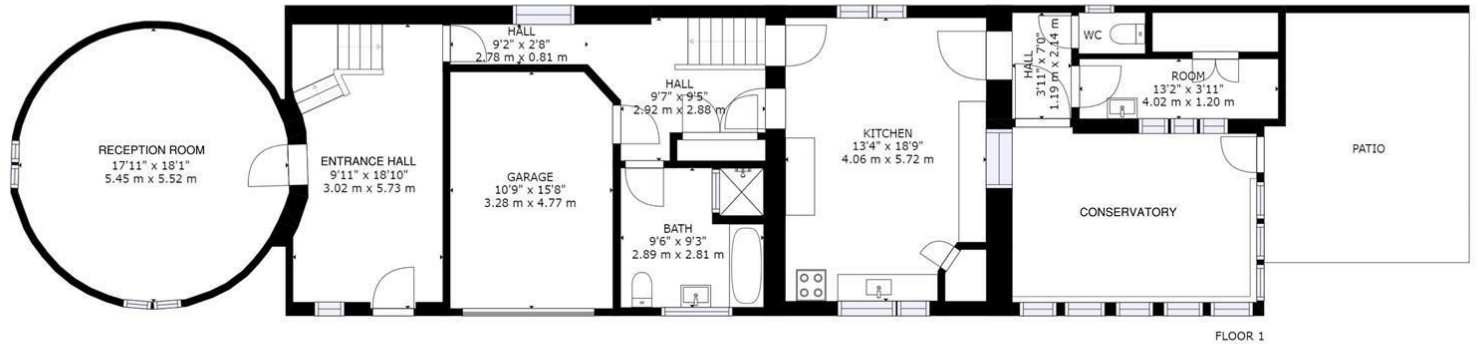
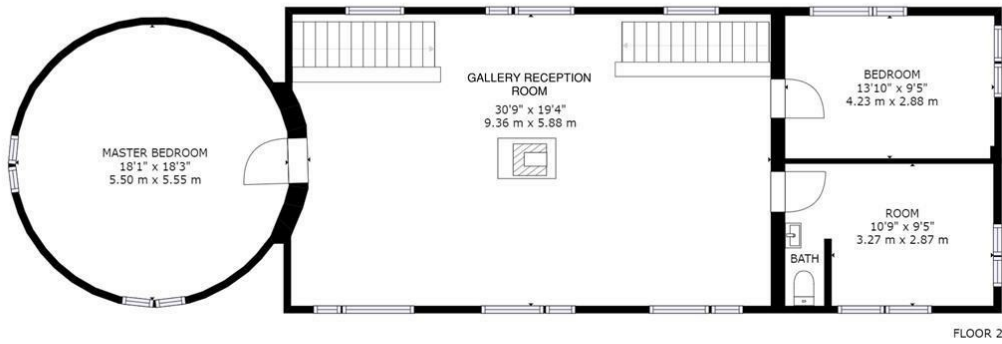
Non-coal mining area: Yes

Energy Performance rating: E

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you

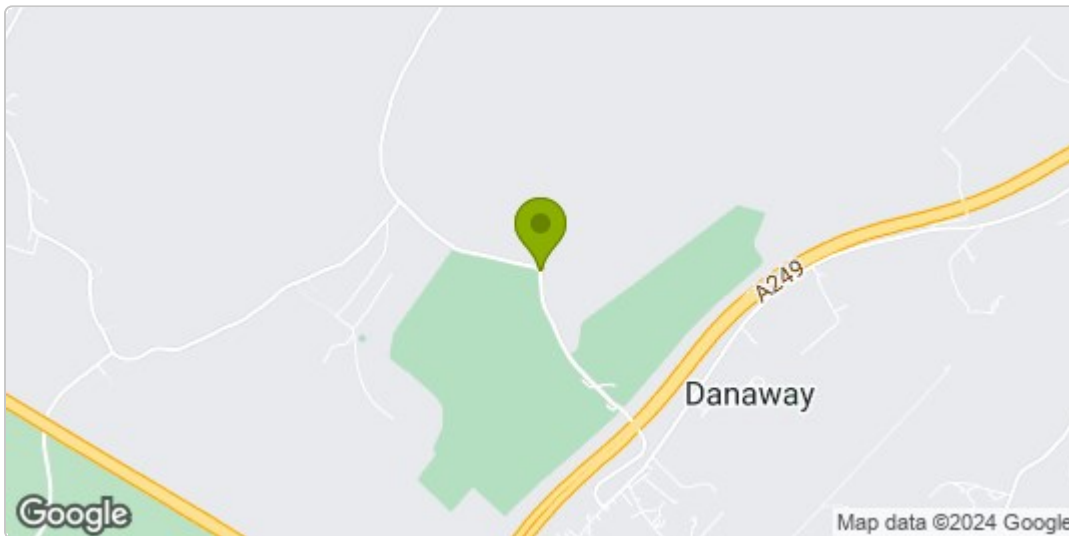
# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 1074 sq. ft, 100 m<sup>2</sup>, FLOOR 2: 1163 sq. ft, 108 m<sup>2</sup>  
 EXCLUDED AREAS: , PORCH: 183 sq. ft, 17 m<sup>2</sup>  
 GARAGE: 167 sq. ft, 15 m<sup>2</sup>  
 TOTAL: 2238 sq. ft, 208 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

E: info@georgewebbfinn.com  
W: www.georgewebbfinn.com

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

