



Laleham Park

£2,650 PCM

B. S. BENNETT

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Offered for rent is this unique and charming three bedroom period Georgian detached cottage. Set in the historic village of Laleham with stunning views and direct access to Laleham Park. The accommodation includes a country style kitchen, shower room, three reception rooms, three first floor bedrooms and a large bathroom, all with wonderful views of the park. To the front of the house there is a patio area and enclosed garden with direct access to the Park. To the rear is a walled garden that extends approximately 210 ft (64m) which incorporates a decked area and walkway leading to the double garage which is accessed via a private driveway. Unfurnished with appliances.***GARDENER INCLUDED*** Energy rating: E

Summary: hallway | kitchen | dining room | living room | family room | ground floor shower room | 3 double bedrooms | bathroom | landscaped grounds | double garage | gas central heating

Location: Laleham village is located beside the River Thames with a towpath running from Chertsey to Staines. There are historic connections back to the Domesday Book of 1086 and also associations with the Lucan family and the poet Matthew Arnold. The property itself is just a short walk to the village offering local amenities as well as the independently-owned Three Horse Shoes public house. Schooling in the area is superb with an excellent selection of both private and state schools. The village has its own primary school. Heathrow Airport, the M3 and M25 are all conveniently located and provide excellent commuter links along with a regular train service from Staines, Walton and Shepperton stations into London Waterloo.

Affordability: In order to pass the tenant references, the tenants must collectively earn a minimum of £79,500 a year.

Deposit: 5 weeks rent which is £3,055.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

Services: Mains gas, electricity, water, septic tank.

Gas fired central heating.

Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority:

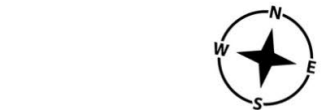
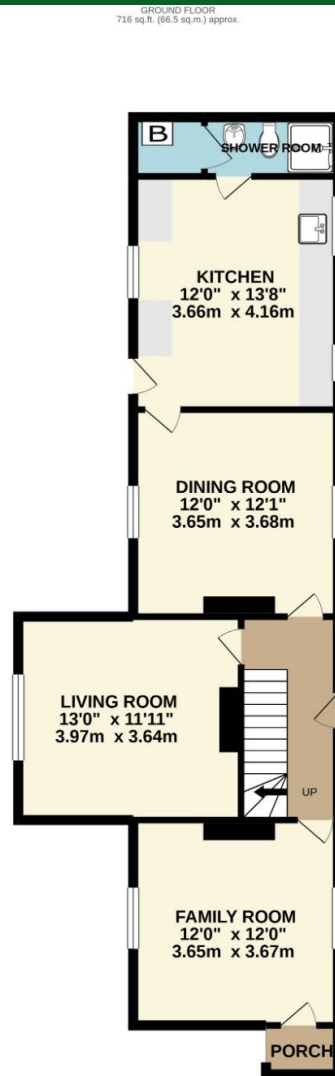
Spelthorne Borough Council, Knowle Green, Staines-upon-Thames TW18 1XB

Tel: 01784 451499 Email: customer.services@spelthorne.gov.uk

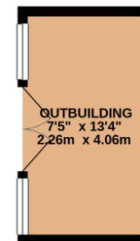
Council Tax:

Band: G. Payable 2025/26: £4,021.29

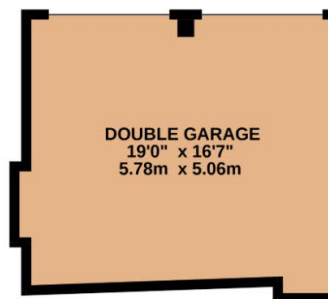
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OUTBUILDING
99 sq.ft. (9.2 sq.m.) approx.



GARAGE
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 17427sq.ft. (1619.0 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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