George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY

Parsonage Oast The Street, Sittingbourne, ME9 7UJ

£2,250 Per Calendar Month

Nestled in the charming village of Stockbury, this impressive detached oast house dating back to 1790 offers a perfect blend of space and comfort. Spanning an expansive 1,604 square feet, the property boasts three well-appointed reception rooms and large conservatory providing ample space for both relaxation and entertaining.

The residence features four generously sized bedrooms and a family bathroom in the main house. In addition, the property benefits from a large detached garage / home office with its own new shower room as well as ample space of additional parking.

The property reached by its own new private driveway and boasts a good sized enclosed mature garden, with gazebo and large patio for outdoor entertaining.

The surrounding area is known for its picturesque scenery and community spirit, with a popular local farm shop / butchery and community pub just a stones throw away, making it an ideal location for families and professionals alike.

This property is available for a long term let, applicants will require a household income of £67,500 for rent affordability checks. Maximum 3 unrelated sharers permitted.

ACCOMMODATION

Entrance Hall

Cloak Room

Roundel Living Room 17'2" x 17'4" (5.24 x 5.29)

Dining Room 10'11" x 15'4" (3.35 x 4.69)

Conservatory 21'8" x 8'8" (6.62 x 2.65)

Breakfast Room 11'10" x 12'9" (3.63 x 3.90)

Kitchen 12'3" x 11'8" (3.74 x 3.57)

Stairs & Landing

Roundel Principal Bedroom 16'7" x 16'2" (5.07 x 4.93)

Family Bathroom 9'4" x 10'1" (2.85 x 3.08)

Bedroom Two 9'4" x 10'0" (2.87 x 3.07)

Bedroom Three 12'3" x 11'10" (3.74 x 3.62)

Bedroom Four 12'3" x 13'7" (3.74 x 4.16)

OUSIDE

Home Office / Garage

Detached wooden Garage with integral Home Office containing new shower room, the building extends to 263 sqft (24.4m2) and comprises of:

Garage - 9.54m x 4.48m (31'4" x 14'8) - Up and over door, tiled floor, power and lighting, fitted work bench and storage cupboards. Door to Home Office:

Home Office - 5.16m x 4.75m (16'11" x 15'7") - Tiled foor, dual aspect double glazed windows, double glazed patio doors and wooden side door. Recessed lighting and power sockets.

Shower Room - 1.54m x 2.20m (5'0" x 7'3") - Tiled flooring, shower boarded walls, white suite comprising of double shower cubicle, wash hand basin and WC. Heated towel rail and extractor fan.

Gardens

Front - The property is reached by a new tarmac private driveway providing additional guest parking for the property. To the side of the property is a gate leading to further tarmac parking and large garage.

To Side and Rear - Large enclosed private garden with some mature shrubs and trees to borders, which is mainly laid to lawn with central feature timber gazebo with patio seating area. Wooden shed and 2 x grenhouses.

GENERAL INFORMATION

Rent £2,250.00 per calendar month

Deposit £2596.15

Holding Deposit £519.23

Tenancy An Assured Periodic Tenancy

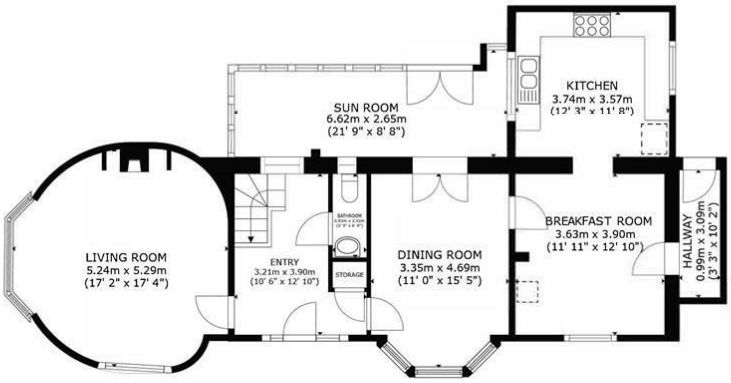
Viewings Strictly by prior appointment with the agent

Conditions No smokers.

Minimum Household Income Required £67,500.00 per annum

Verified Material Informaiton - To Follow

Floor Plan

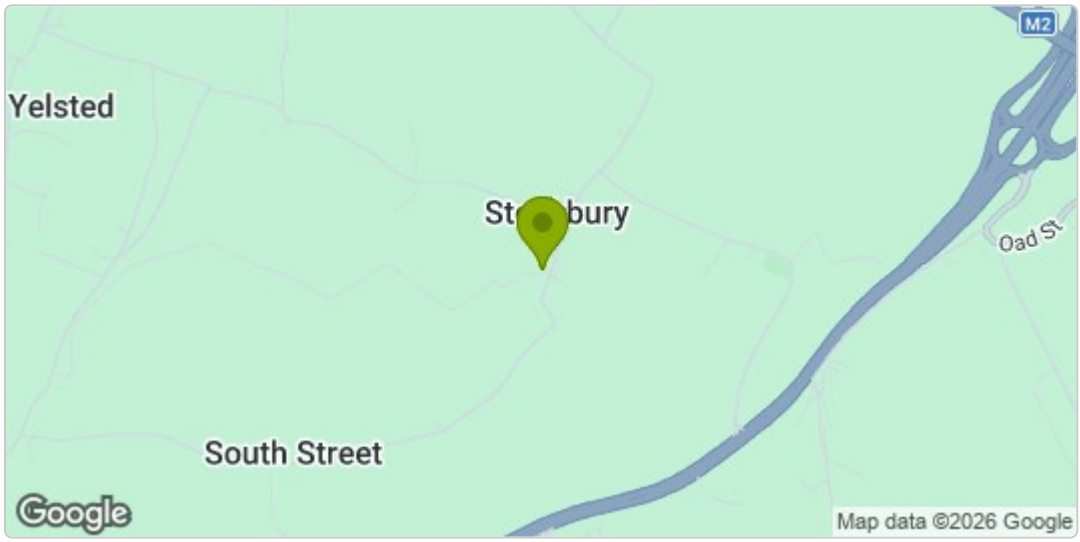


FLOOR 1

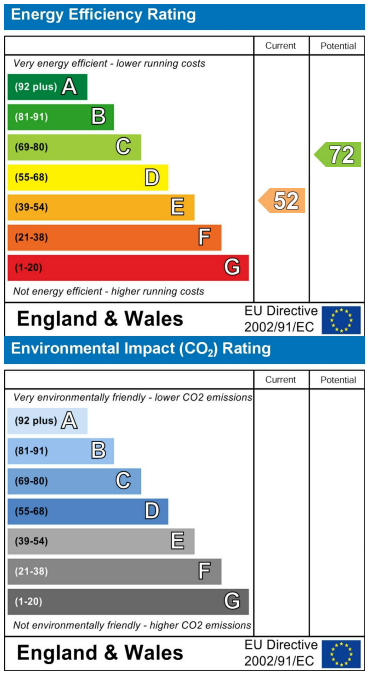
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 103.5 m² (1,114 sq.ft.) FLOOR 2 82.3 m² (885 sq.ft.)
TOTAL : 185.7 m² (1,999 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Area Map



Energy Efficiency Graph



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Residential, Commercial and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

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