

# Ferris&Co



**Monthly Rental Of £1,200.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**1 Milstead Cottage Upper Street**  
**Maidstone, ME17 1RX**

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Delightful 15th Century Grade II listed end of terraced cottage. Timber framed with plaster infilling beneath a Kent Peg tiled roof. Located in the centre of the village, raised above the road, with views over adjacent playing fields. The interior of the property is heavily beamed and bursting with character. With gas fired central heating by radiators. Arranged on two floors extending in all to just under 500 square feet.

Leeds Village has a highly regarded infant school, village hall, church, gastro pub, with the village also renowned for it's famous castle. Situated five miles east of the County town with mainline railway stations in nearby villages of Bearsted and Hollingbourne. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## ON THE GROUND FLOOR

### LIVING ROOM 17' 9" x 9' 1" (5.41m x 2.77m)

With a braced entrance door. Cloaks area. Heavily beamed ceiling. Stripped pine flooring. Inglenook fireplace. Wall light points. Window to front affording an eastern aspect. Window to rear affording a western aspect. Two radiators.

### KITCHEN 16' 9" x 6' 8" (5.10m x 2.03m)

Fitted with units having panelled door and drawer fronts with antique style fittings and wood grain working surfaces, comprising; Stainless steel sink unit with mixer tap, Four burner electric hob, oven beneath. Plumbing for automatic washing machine. Window to front, eastern aspect. Wall mounted gas fire boiler. Tiled splashback. Ceramic tiled floor. Window overlooking rear garden, western aspect. Heavily beamed.

## ON THE FIRST FLOOR



Ground Floor

First Floor

Floor area 534 sq' approximately.

N.B;Not to scale, for guidance only.

### BEDROOM 15' 2" x 9' 3" (4.62m x 2.82m)

Two windows to front with delightful views over adjacent playing fields, western aspect. Radiator. Built-in linen cupboard with lagged water cylinder.

### BATHROOM

White suite with chromium plated panelled bath with shower over. Pedestal hand basin with mixer tap. Low level WC. Tiled splashbacks with decorative border tile. Two skylight windows. Ceramic tiled floor. Radiator. Exposed beams.

### OUTSIDE

The front garden is lawned with hedged boundary. magnolia. The rear garden extends to 87ft, grassed. Rear pedestrian access. On street parking.



## DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green on the right hand side, continuing on through Roundwel. At the junction with the Ashford Road, turn left continue along the A20. At the third roundabout take the second exit sign posted Leeds Village. Proceeding passed the entrance to Leeds Castle, passing the George Public House on the left hand side, continue along and the property will be found on the right hand side, opposite the playing field as indicated by our sign board.

# Energy performance certificate (EPC)

1, Milstead Cottages  
Upper Street  
Leeds  
MAIDSTONE  
ME17 1RX

Energy rating

E

Valid until 21 March 2031

Certificate number

2322-3001-0207-0889-7200

## Property type

End-terrace house

## Total floor area

46 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)