

Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

Energy performance certificate (EPC)

3 Lawton Hall
Lawton Hall Drive
Church Lawton
STOKE-ON-TRENT
ST7 3ET

Energy rating

D

Valid until:

8 May 2029

Certificate number:

0418-3067-7285-6641-3960

Property type

Ground-floor maisonette

Total floor area

168 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>).

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be D.

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

37 D

43 D

39-54

E

21-38

F

1-20

G



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Timothy a
brown
www.timothyabrown.co.uk



3 Lawton Hall Drive,
Church Lawton, Cheshire ST7 3ET

Monthly Rental Of £1,850
(exclusive) + fees

- TWO BEDROOM MEWS IN GRADE II LISTED MANSION
- MASTER BEDROOM WITH LUXURIOUS EN SUITE & WALK IN WARDROBE / DRESSING ROOM
- LARGE SECOND BEDROOM & OPULENT BATHROOM WITH LAKE VIEWS
- OPULENT ACCOMMODATION OF 168 SQ M/1800 SQ FT
- OUTSIDE TERRACE WITH STUNNING VIEWS
- ONE PARKING BAY WITHIN GARAGE
- ACRES OF ESTATE TO INCLUDE PARKLAND & WOODLAND
- EXTENSIVE LAKE VIEWS
- UN FURNISHED

TO LET (Un Furnished)

- **AN EXCEPTIONAL HOME IN A TRULY REMARKABLE SETTING**
- **Set within the magnificent surroundings of historic Lawton Hall, this beautifully appointed residence offers a rare opportunity to rent a home combining the character, elegance and setting of a country estate with comfortable, low-maintenance modern living.**
- Available immediately and offered unfurnished, this is a home that really does need to be experienced in person to fully appreciate its remarkable setting.
- Lawton Hall forms an exclusive collection of just nine individual residences, approached through impressive grounds and surrounded by established parkland, mature woodland and an attractive lake. From the moment you arrive, this is a setting that feels distinctly different from conventional rental accommodation.
- The property itself is beautifully presented and thoughtfully arranged, providing generous living accommodation with an emphasis on space, comfort and the wonderful surroundings.
- At the heart of the home is an impressive living space from which the setting can be fully appreciated, providing a peaceful outlook and a wonderful backdrop to everyday life.
- The well-appointed kitchen offers an excellent combination of style and practicality, while the two generous double bedrooms provide comfortable and versatile accommodation. The principal bedroom benefits from its own en-suite facilities, complemented by a beautifully finished main bathroom.
- Outside is where the Lawton Hall lifestyle really comes into its own.
- Residents have the opportunity to enjoy the beautifully maintained communal gardens, parkland and lakeside surroundings, providing all the pleasure and tranquillity



- associated with a substantial country residence without the responsibility of maintaining extensive grounds themselves.
- The property also benefits from one parking bay within the garage, adding valuable practicality to this distinctive home.
 - Rarely does the rental market offer the opportunity to enjoy a home of such manageable proportions within surroundings of this calibre. Whether enjoying the changing seasons across the grounds or simply returning home through the impressive estate setting, Lawton Hall offers a lifestyle that conventional houses and apartments struggle to replicate.
 - **A beautifully presented home, an exceptional setting and a rare opportunity to rent within one of the area's most distinctive residential developments.**
 - Offered unfurnished and available immediately.

Viewing is strongly recommended, as photographs alone cannot fully convey the setting, atmosphere and lifestyle offered by this exceptional home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Timber panelled and glazed entrance door to:

L SHAPED RECEPTION HALL 25' 1" x 14' 8" (7.64m x 4.47m) max: Walk-in understairs storage with storage units. Double doors opening into Lounge. Door to dining kitchen. Door to:

SEPARATE W.C. : Coving to ceiling. Modern white suite comprising: low level w.c. and vanity wash hand basin. Marble effect glazed tiles to half height. Chrome centrally heated towel radiator. Oak effect Karndean flooring.

LOUNGE 20' 8" x 15' 10" (6.29m x 4.82m): Two timber framed Georgian style windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Picture rail. Two period style radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Sculptured stone fireplace with surround having living flame electric fire inset. Oak effect Karndean flooring.



SMALL STUDY AREA 8' 3" x 4' 4" (2.51m x 1.32m): Timber framed Georgian style sash window to front aspect with wooden window shutters. Period style radiator. 13 Amp power points. Oak effect Karndean flooring. Cupboard housing 2 Heatrae Sadia electric boilers. Pressurised hot water cylinder.

DINING KITCHEN 15' 5" x 12' 7" (4.70m x 3.83m): Coving to ceiling. Two timber framed Georgian style sash windows to rear aspect with window shutters and padded window seat with storage beneath. Low voltage downlighters inset. Bespoke custom painted solid oak fronted eye level and base units, two eye level units being glass fronted display cabinets. Polished Jerusalem stone preparation surfaces with bull nosed edging having NEFF 4 ring ceramic hob with stainless steel and glass extractor canopy over. Glass mosaic tiles to splashbacks. Built in NEFF fan assisted electric oven and grill with matching combination microwave oven above. Integrated Bosch larder fridge and freezer. Central island with polished Jerusalem stone preparation surface with bull nosed edging having preformed drainer and stainless steel one and a half bowl sink unit inset with chrome filter tap. The island provides a breakfast bar with seating for two having an integrated wine rack. Integrated NEFF dishwasher. Integrated Bosch washing machine. Chrome 13 Amp power points. Oak effect Karndean flooring. Wall mounted period style radiator.

First Floor : Turned and spindled balustrade with mahogany hand rail with a return at the half landing.

GALLERIED LANDING : Original coving to ceiling. Picture rail. Deep skirting. Chrome 13 Amp power points. Built in double wardrobes.

BEDROOM 1 FRONT 16' 0" x 13' 3" (4.87m x 4.04m): Two timber framed Georgian style sash windows to front aspect with wooden window shutters, with an aspect over the lawned grounds. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Arched recess with doorway to:

Walk in wardrobe / dressing room 8' 3" x 6' 10" (2.51m x 2.08m): Coving to ceiling. Vast arrangement of open fronted hanging rails, shelves and drawers.

EN SUITE 12' 1" x 6' 2" (3.68m x 1.88m): Timber framed Georgian style sash window to front aspect with wooden window shutters, with an aspect over the lawned grounds. Low voltage



downlighters inset. Luxurious suite of Villeroy and Boch low level w.c. with concealed cistern, moulded resin sink arrangement with chrome Monobloc tap with cupboards below and further bedroom cabinets. Walk in shower with glass screen and door housing thermostatically controlled Hansgrohe mains fed shower with rainhead shower and shower attachment. Textured grey ceramic wall tiles with box seat and recessed shelves. Chrome centrally heated towel radiator. Textured grey ceramic wall and floor tiles with underfloor heating.

BEDROOM 2 REAR 15' 10" x 13' 1" (4.82m x 3.98m): Two timber framed Georgian style sash windows to rear aspect with wooden window shutters with far reaching views overlooking the lake. Coving to ceiling. Two period style radiators. Chrome 13 Amp power points. Television aerial point.

BATHROOM 15' 4" x 5' 11" (4.67m x 1.80m): Timber framed Georgian style sash window to rear aspect with shutters, with far reaching views overlooking lake. Luxurious fitted suite comprising: resin wash hand basin with chrome Hansgrohe mixer tap with store cupboards below. Matching wall mounted bathroom cabinets. Villeroy and Boch low level w.c. with Geberit flushing system. Sunken cast iron bath with Geberit tap and mains fed shower over with rainhead and shower attachment with discreet lighting and bluetooth controlled Kaldewei speaker system. Contemporary wall mounted radiator. Stone effect ceramic wall and floor tiles with electric underfloor heating.

Outside :

FRONT : Paved terrace with box hedge with views over sloping lawns down to the lake.

SINGLE BARN GARAGE : A secure gate leads to the communal garages with this particular property having a single bay garage Power and light.

SERVICES : Mains electric, water and drainage are connected.

VIEWING : Strictly by appointment through sole managing and letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East **TAX BAND:** F

DIRECTIONS: SATNAV: ST7 3ET

