



Hernhill, Faversham

To Let **£1,950 PCM**

...for Coastal, Country & City living.

Hernhill, Faversham

11 Cherrywood, Hernhill, Faversham, Kent, ME13 9HX

An exceptional modern house within a desirable development of sustainable homes, thoughtfully designed to provide light-filled open plan living spaces, whilst meeting the very highest standards of thermal performance. The building is certified as a Passive House, and features triple glazed windows, a mechanical ventilation and heat recovery system (MHVR) and hot water and central heating provided by an air source heat pump, all of which contribute towards reduced running costs.

Cherrywood is situated just outside the picturesque village of Hernhill, approximately three miles to the east of Faversham which offers a range of shopping, leisure, and recreational amenities.

The accommodation comprises an entrance hall, large open plan living room with dining and kitchen area, a utility room, cloakroom, 3 bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room and walk-in wardrobe.

The South facing rear garden extends to 30 ft (9m) and enjoys views of the surrounding countryside. A driveway and detached garage providing off street parking for several vehicles.

No smokers. Pets considered. Available from early December.



Location

Cherrywood is located in the picturesque and idyllic village of Hernhill with its village green, church, pubs and bus stops which are all within walking distance. Transport links are good, the Brenley Corner roundabout is just 1.6 miles distant providing access to the A2, A299 and M2 motorway. Faversham mainline railway station is just 3.2 miles distant and provides fast and frequent links to London (Victoria) with a journey time of 75mins with the high speed service to London (Kings Cross/St Pancras) with a journey time of 68 mins.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Kitchen/Living Room

26'3" x 20'11" (8.00m x 6.38m)
at maximum points.

• Utility Room

9'6" x 9'3" (2.89m x 2.83m)
at maximum points.

• Cloakroom

6'4" x 4'2" (1.93m x 1.27m)
at maximum points.

• FIRST FLOOR

• Bedroom 1

14'4" x 13'11" (4.37m x 3.99m)
at maximum points.

• En-Suite Shower Room

8'2" x 6'2" (2.48m x 1.89m)
at maximum points.

• Bedroom 2

12'8" x 12'5" (3.86m x 3.78m)
at maximum points.

• Bedroom 3

12'5" x 7'11" (3.78m x 2.42m)
at maximum points.



- **Bathroom**
8'6" x 8'2" (2.59m x 2.49m)
at maximum points.

- **Walk-in Wardrobe**
6'4" x 6'2" (1.92m x 1.89m)
at maximum points.

OUTSIDE

- **Garden**
51' x 50' (15.54m x 15.24m)
at maximum points.

- **Garage**

Holding Deposit
£450 (or equivalent to 1 weeks rent)

Tenancy Deposit
£2,250 (or equivalent to 5 weeks rent)

Tenancy Information

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection

Provided by ARLA

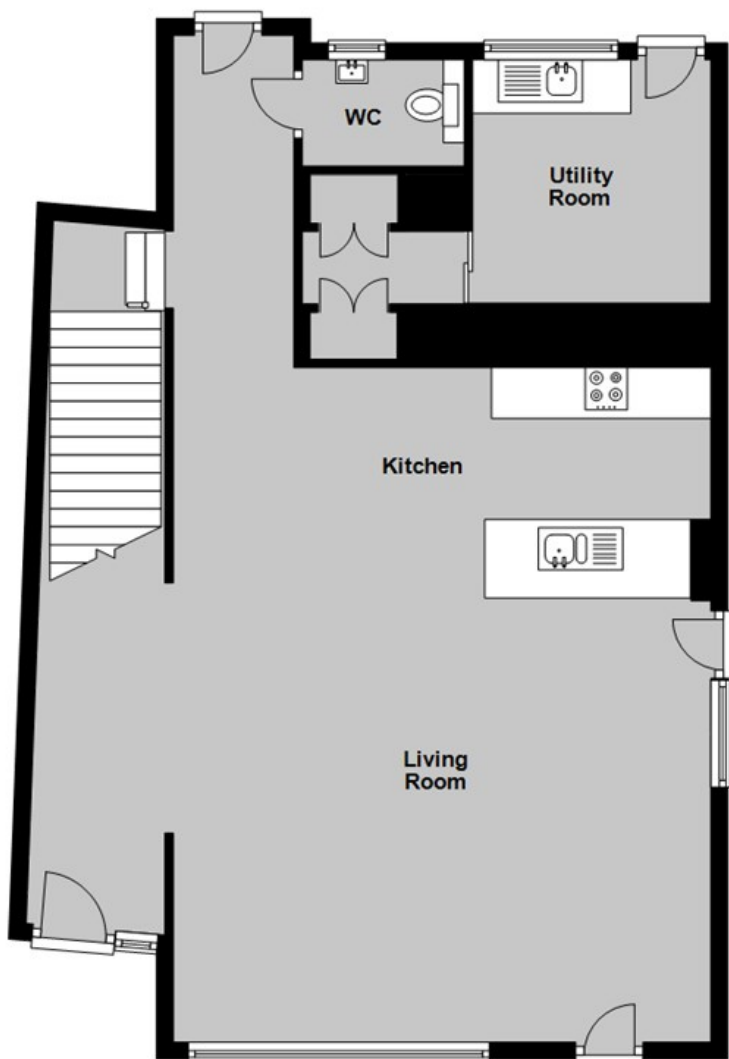
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman



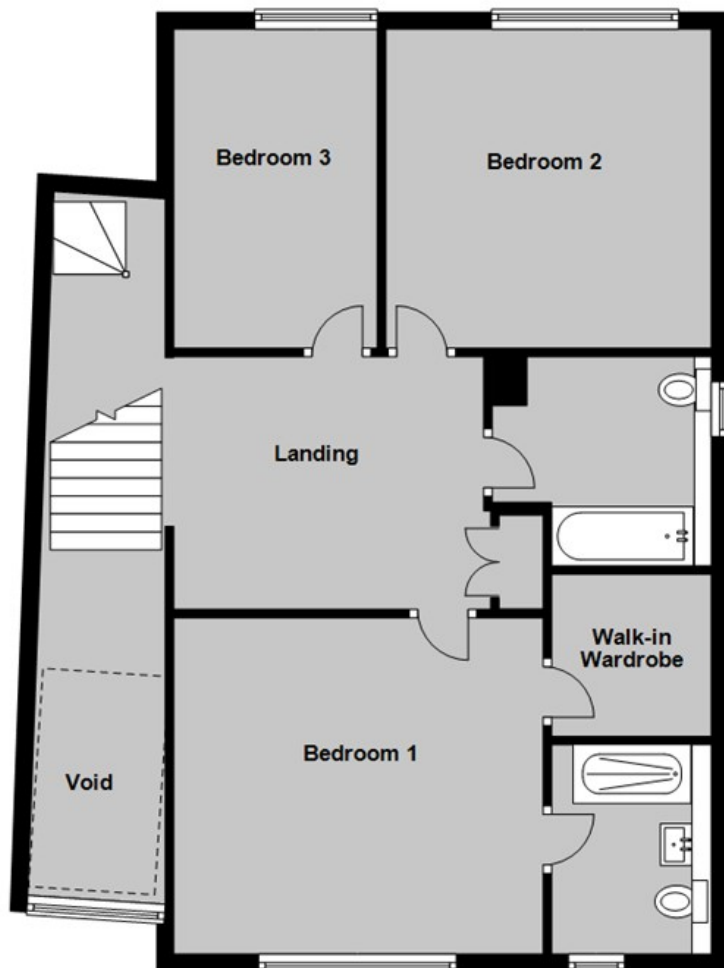
Ground Floor

Approx. 85.7 sq. metres (922.7 sq. feet)



First Floor

Approx. 83.1 sq. metres (894.8 sq. feet)



Total area: approx. 168.8 sq. metres (1817.4 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2022/2023 is £2,900.18

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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