



**Stilebridge Cottage Staplehurst Road
Marden, Kent TN12 9BL**

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£3,000 Per Month

A handsome, large 7 bedroom detached period family home situated in a semi rural position on the outskirts of the sought after village of Marden. The transport links are second to none, with Marden and Staplehurst mainline station only minutes away and the property has been recently refurbished to a very high standard. UNFURNISHED - COUNCIL TAX INCLUDED IN MONTHLY RENT.

Description

The accommodation benefits from new carpets throughout and includes:

On the ground floor; large hallway, immaculate kitchen / breakfast room with new flooring, hand made units, wooden work tops, Butler sink and new gas range cooker and a useful adjacent utility room and wc. There are 3 further reception rooms, so 2 large sitting rooms – one with large fire place and new wood burner and an enormous additional snug / play room / office.

On the first floor; 5 large double bedrooms, 2 immaculate family bathrooms - one with walk in shower, and a further ‘jack and Jill’ ensuite bathroom giving 2 out of the 5 bedrooms and ensuite bathroom option.

On the 2nd floor; bedrooms 6 and 7 can be found which are both good size doubles.

Exterior; there is a large gravel driveway with off street parking for at least 4 cars and the wrap around garden of approx. 0.25 of an acre is laid mainly to lawn.

GARDEN: Garden maintenance is the responsibility of the tenant,

EPC: D

LET: UNFURNISHED

COUNCIL TAX INCLUDED IN THE MONTHLY RENT of £3000 PCN

AVAILABLE FROM 01 MARCH 2025

Location

The property is situated in a rural position, yet within close proximity to Staplehurst and Marden which offer local amenities serving day-to-day needs including a bakers, village store, chemist, post office, primary school and a good range of pubs. Nearby is the beautiful Wealden village of Goudhurst which is well known for its pretty centre, ancient church, duck pond, period buildings, inns and restaurants. The regional centre of Royal Tunbridge Wells provides an extensive range of shopping, commercial, recreational and cultural facilities as well as a mainline station. Train services to London are available from Staplehurst, Marden or Paddock Wood with a regular service to London Bridge and Charing Cross. The M20 provides access to the south coast and M25/national motorway

network, Gatwick and Heathrow airports, the Channel Tunnel, ferry ports and the International Eurostar at Ashford. There is an excellent choice of state and private schools in the area with good access to Benenden, Cranbrook, Sutton Valence, Tonbridge and Sevenoaks schools. The property sits within the Cranbrook School Catchment Area. Leisure amenities in the area include golf at a number of courses; riding and walking in the surrounding countryside; sailing and fishing at Bewl Water and on the south coast; and historic properties nearby including Leeds, Bodiam and Scotney Castles and Sissinghurst Castle Gardens.

Staplehurst station 1.5 miles (London Bridge from 51 minutes). Marden station 2 miles (London Bridge from 47 minutes). Goudhurst 6.5 miles. Cranbrook 6 miles. Tunbridge Wells 15 miles. Ashford International.

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week’s rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note:

This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant’s Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord’s instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant’s Request)

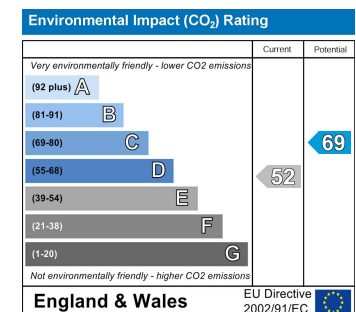
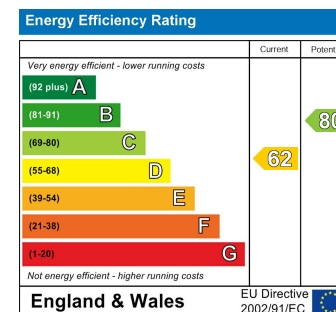
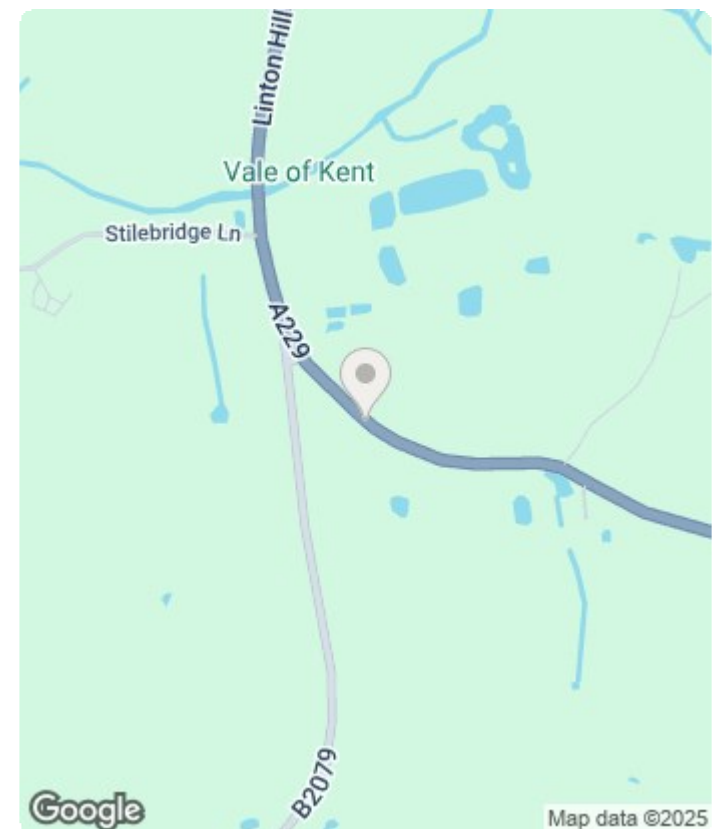
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord’s instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant’s Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord’s cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by PropertyMark. Redress through The Property Ombudsmen Scheme.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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