



Shootfield Stables, Sundridge, Kent



Shootfield Stables
Pilgrims Way, Sundridge
Kent TN14 6AP

TO LET - £2,200 PCM

A characterful stable conversion forming part of an attractive courtyard development

Sitting room • Kitchen/diner • Utility
Master Bedroom with en-suite
Guest bedroom with en-suite • 2 Further Bedrooms
• Family bathroom • Ample parking
Lawned rear garden with terrace and decked area
Timber stores

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SITUATION

Sundridge, which lies within the North Downs Area Of Outstanding Natural Beauty, has a village shop, Post Office and public house. Westerham (approx 3 miles distant) offers a range of local shops and restaurants and Sevenoaks (approx 4 miles) boasts a wider range of shopping and recreational amenities with a mainline rail service to London (London Bridge, Cannon Street and Charing Cross). The property is also well placed for good local primary, secondary and private schooling.

DESCRIPTION

Shootfield Stables is a converted 4 bedroom single storey dwelling and forming part of a small and attractive courtyard development of the former stable buildings to Shootfield House.

The property, which enjoys an open-plan layout, incorporates many retained character features including exposed timbers and vaulted ceilings. The kitchen/diner has a range of cream Shaker-style units with a built in electric oven, a ceramic hob and spaces for a fridge freezer and dishwasher. Beyond the kitchen/diner is the double aspect sitting room with French doors leading to the rear garden. There is a utility room with spaces for washing machine and tumble dryer.





The master bedroom has a built in double wardrobe and an ensuite shower room. There are two further bedrooms, a family bathroom with separate WC. There is also a guest bedroom, which could also be used as a study, with an ensuite shower room.

OUTSIDE

Shootfield Stables is approached by a private, shared, tree-lined avenue from Pilgrims Way which leads to a parking and courtyard area to the front of the property. The rear garden is mainly laid to lawn with a terrace, decked area and timber stores. The garden enjoys a westerly aspect and views across adjoining fields.

GENERAL REMARKS

VIEWING

Strictly by appointment with the managing agents
RH & RW Clutton - 01342 410122

TENANCY

The property is to be let on an Assured Shorthold Tenancy Agreement for an initial period 12 months with a view to continuing monthly thereafter by arrangement.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Deposit (equivalent to one weeks rent).

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

EPC

The property has been given a EPC rating of D.



PETS

Pets will only be allowed with the landlord's specific written permission and, if permitted, an additional rent of £20pcm per pet shall be payable in addition to the monthly rent.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

MAINTENANCE

The tenant will be responsible for maintaining the garden and the interior of the house. The landlord will be responsible for the exterior and structure of the house.

SERVICES

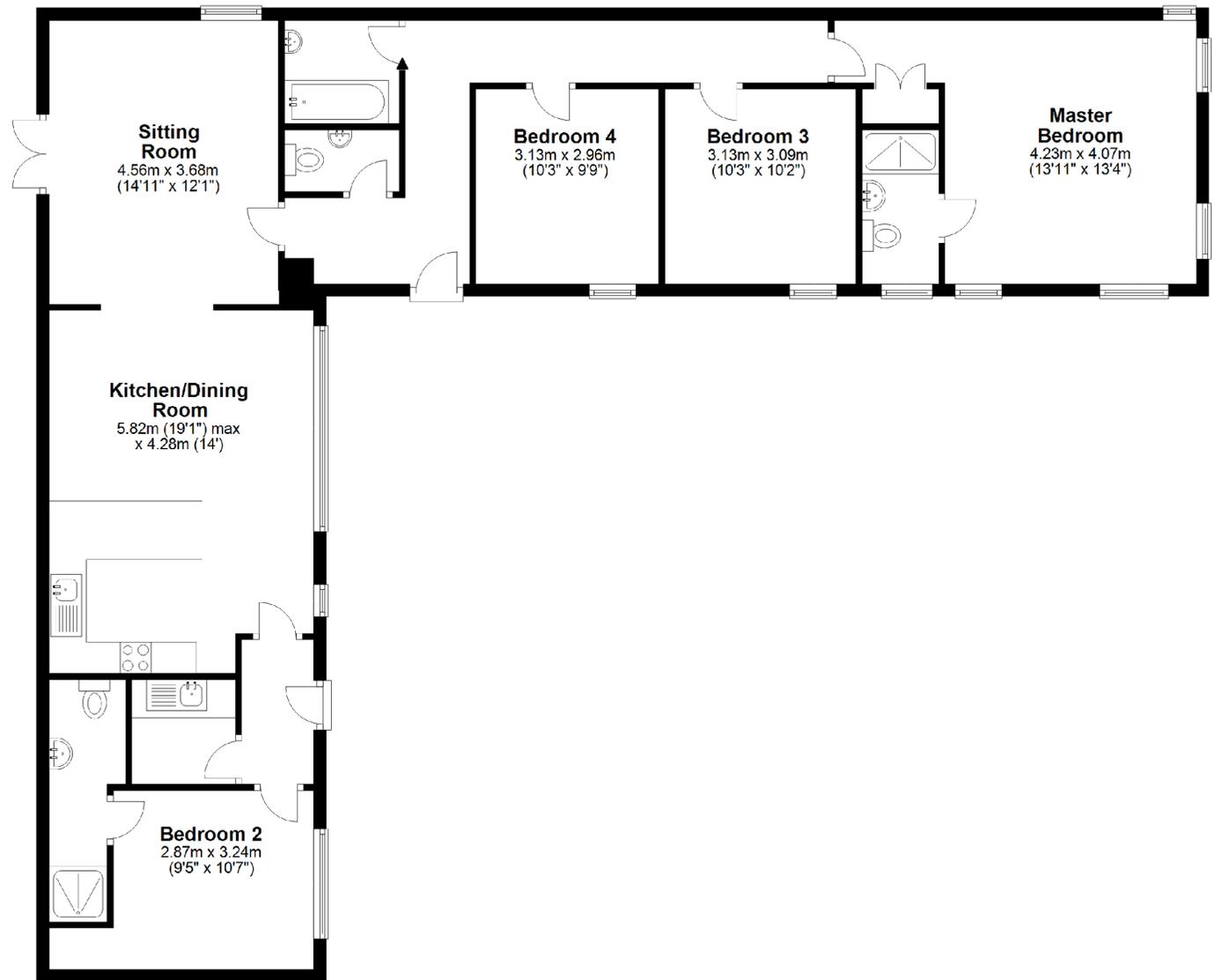
Mains electricity and water. Private drainage to a private shared system. Oil-fired central heating.

OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Sevenoaks District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared.

For a full scale of Tenant Fees, please visit www.rhrwclutton.com.

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Total area: approx. 128.9 sq. metres (1387.9 sq. feet)
The Stables, Pilgrims Way, Sundridge, Sevenoaks

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