



LENNARD LODGE, CHEVENING



LENNARD LODGE
CHEVENING ROAD
CHEVENING
NR SEVENOAKS
KENT TN14 6HG

Sevenoaks 4 miles • Chipstead 1 miles
(All distances are approximate)

TO LET £3,500 pcm - unfurnished

An imposing Grade II Listed village house

2 Reception Rooms • Kitchen • Utility Room
Cloakroom • 2 Ensuite bedrooms • 3 Further Bedrooms
2 Further Bathrooms • Cellar
Double garage with stores • Large walled garden
Further off road parking

Contact : Sam Benson - 01342 410122
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SITUATION

The property is situated in a peaceful location opposite the church in the sought after village of Chevening, forming part of the prestigious Chevening Estate. Sevenoaks lies within 4 miles to the east and Westerham 3 miles to the south west. Sevenoaks railway station offers a regular services to London (Charing Cross and Cannon Street) with a journey time of about 30/35 minutes. The M25 orbital motorway is easily accessible, giving an easy link to Gatwick and Heathrow airports as well as the continental ferry ports and Channel Tunnel. A range of schooling is available locally including Chevening St Botolphs Primary School, secondary schooling and with private schools, Radnor House School in Sundridge and Sevenoaks School in Sevenoaks also within easy reach.

DESCRIPTION

Lennard Lodge is an attractive Grade II Listed village house with a Georgian façade believed to date back to the 17th century and which has many retained character features including sash windows, fireplaces and timber beams. A wooden front door opens into an **entrance hall** with stairs leading to the upper and lower floors and with doors off to **two reception rooms** offering dining and living space.

On the lower ground floor is a double aspect **kitchen/breakfast room** with a range of wall and floor units, space for an electric





cooker, fridge freezer and a dishwasher. There is a rear lobby with access to the cellar and leads to a utility room and cloakroom. An enclosed rear porch leads out to the garden.

The first floor landing leads to **two bedrooms** which overlook the garden and a **family bathroom**.

The second floor comprises a landing area which leads off to the principal **bedroom** with a built in wardrobe and an ensuite **bathroom** and a further **bedroom** with ensuite **shower room**.

A further staircase leads up to an attic **bedroom** with an adjoining **bathroom** and storage space.

OUTSIDE

To the front of the property there is a small area of garden enclosed by honeycombed brickwork to either side of the front steps. A gated gravelled driveway leads to the side of the property to a detached open fronted brick and tile double garage 24'6" x 18'0" (external measurements) incorporating two garden stores. The rear garden is fully enclosed by historical walling with a central lawn surrounded by borders with various shrubs.

TENANCY

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

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 collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

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.

TENANCY DEPOSIT

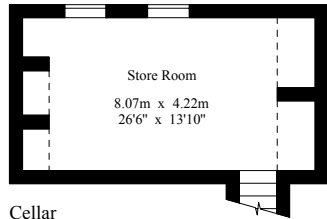
A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton and will be held in a designated account and registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the 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.

SERVICES

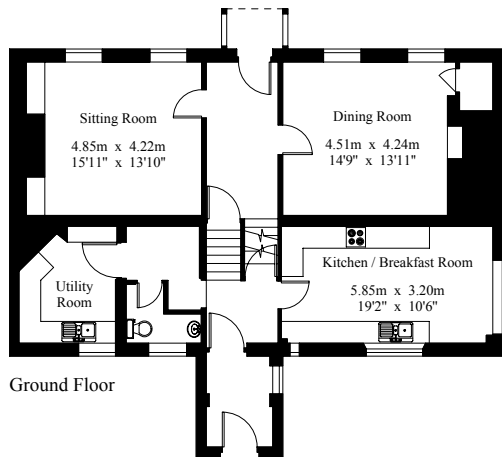
Mains electricity, gas, water and drainage. The central heating

Lennard Lodge

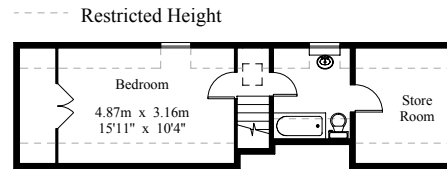
House - Gross Internal Area : 282.6 sq.m (3041 sq.ft.)
Garage - Gross Internal Area : 38.7 sq.m (416 sq.ft.)



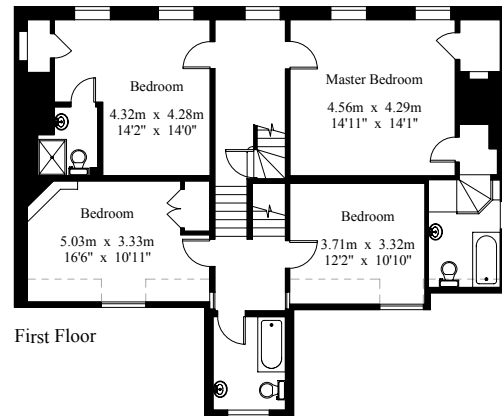
Cellar



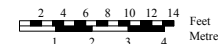
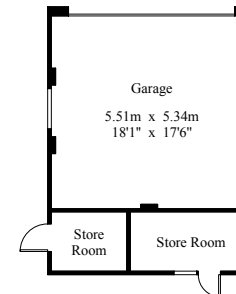
Ground Floor



Second Floor



First Floor



For Identification Purposes Only.
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system is gas fired.

EPC

An Energy Performance Rating has been assessed at Band D.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Sevenoaks District Council (Band G), 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 RH & RW Cluttons Tenant Fees, please visit www.rhrwclutton.com/informationfortenants.

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 the structure of the house.

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.

DIRECTIONS

From Sevenoaks take the A25 westbound towards Westerham and just before the junction with the A21 turn right signposted Chipstead. At the junction in the centre of the village turn left into Chevening Road signposted Chevening. Follow the road over the bridge across the M25 and at the crossroads proceed straight across to Chevening village. Lennard Lodge can be found on the left hand side opposite the church. From Westerham take the A25 eastbound towards Sevenoaks. At the traffic lights at Sundridge turn left and follow the road. At Chevening Cross turn left and Lennard Lodge can be found on the lefthand side opposite the church.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01342 410122

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