



Grove House, Chevening, Kent



GROVE HOUSE
Chevening Cross Road, Chevening
Kent TN14 6HF

TO LET - £2,750 PCM

**An extensively refurbished family house
within the North Downs AONB**

Reception hall • 2 Reception rooms • Garden room
Kitchen/diner • Utility • Cloakroom • 5 Bedrooms
2 Bathrooms • Large garden • Garage and stores
Off road driveway parking

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SITUATION

Chevening is a pretty Estate village with a parish Church within the North Downs Area Of Outstanding Natural Beauty. Chipsread (1 mile) is a small village with two public houses and a lake, Sundridge (2 miles) has a village shop, Post Office and a public house. Dunton Green (2.1 miles) has many shops and small businesses and has a rail service to London (London Bridge, Cannon Street and Charing Cross). For a wider range of shopping and recreational amenities, Sevenoaks is within approx 4 miles and also has a fast rail service to London. The property is also well placed for good local primary, secondary and private schooling.

DESCRIPTION

Grove House is a large, detached, family house situated a short distance from the village of Chevening. The property, whilst extensively refurbished, enjoys many retained character features including high ceilings, bay windows and original marble fireplaces.

The accommodation includes a reception hall with stairs to the first floor, cloakroom, utility room, two double aspect reception rooms each with an open fire and an enlarged kitchen/diner with a quarry tiled floor, recessed downlighters and range of Shaker style units with Range cooker and plumbing for dishwasher. At the back of the house is a garden room which overlooks the garden and connects to the kitchen and the utility room.





On the first floor is a large landing leading to 5 good sized bedrooms each with a pleasant outlook and two bathrooms with newly fitted suites.

OUTSIDE

Grove House is approached via a private driveway off Chevening Crossroads which provides ample parking and leads to a detached garage with attached stores. The garden is predominantly to the rear of the property and is mainly laid to lawn bordered by fencing and hedges and boasting a range of shrubs and trees.

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.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating.

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.

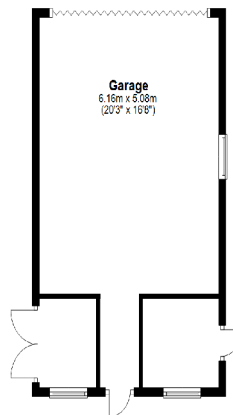
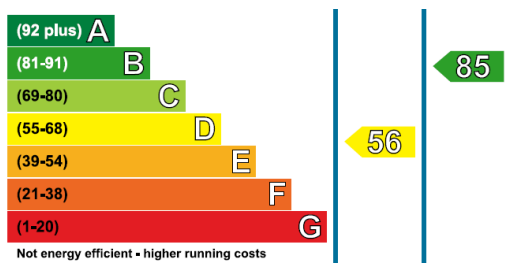
OTHER FEES & CHARGES

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.

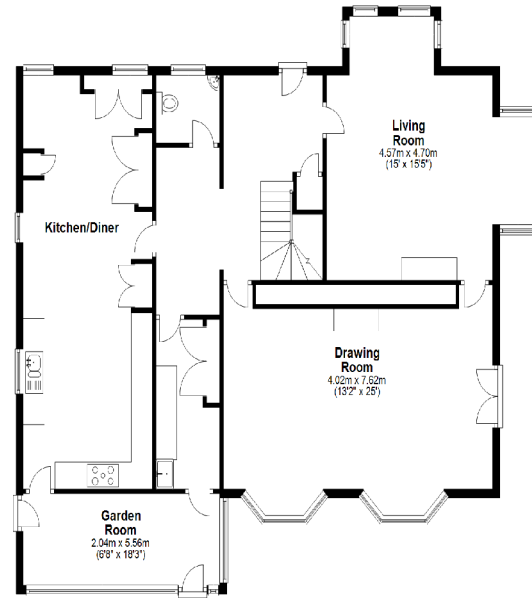
For a full scale of Tenant Fees, please visit www.rhrwclutton.com.

EPC

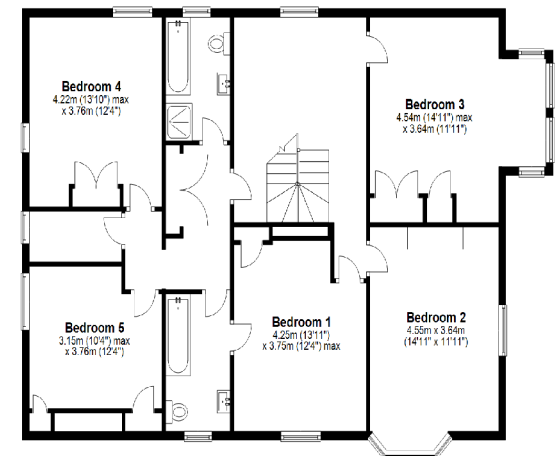
Replacement UPVC windows and loft insulation have recently been installed.



Ground Floor
Approx. 182.8 sq. metres (1985.5 sq. feet)



First Floor
Approx. 125.8 sq. metres (1354.1 sq. feet)



Total area: approx. 308.4 sq. metres (3319.7 sq. feet)
Grove House, Chevening Cross Rd, Chevening, Sevenoaks

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared 5 November 2019.



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