

# Ibbett Mosely



**Lynchets Clarendon Road, Sevenoaks, Kent, TN13 1EU**  
**TO LET** **£2,000 Per Month**



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## Lynchets Clarendon Road, Sevenoaks, Kent, TN13 1EU

This individually designed house is exceptionally light and spacious set in lovely secluded grounds, but conveniently located for both Sevenoaks town centre and mainline station.

**\*\*This property is a 6 month LET only\*\***

- INDIVIDUALLY DESIGNED HOUSE
- SITTING ROOM
- TWO BATHROOMS
- BEAUTIFUL GARDENS
- FIVE BEDROOMS
- DINING ROOM
- STUDY/BEDROOM
- KITCHEN/BREAKFAST ROOM
- GARDEN ROOM
- GARAGE & PARKING

This individual 5 bedroom detached house comprises of an entrance lobby opening into the open plan reception room with the dining room off, a kitchen/breakfast room with integrated appliances and range oven. On the first floor there are three bedrooms, one with fitted cupboards, and a bathroom. On the lower ground floor there is a large workshop, store room and garden room. There is parking in front of the property as well as an integral garage and is accessed via a long drive. The grounds are a particular feature of this property and total about 1.5 acres, the landlords will provide a gardener for maintenance purposes. This property has been well maintained internally and deserves immediate inspection to appreciate all the property has to offer.

**\*\*Property available for 6 month LET only\*\***

### **ENTRANCE LOBBY**

Entrance lobby opening on to the open plan reception room.

### **SITTING ROOM**

Large sitting room coming off the open planned reception room, with windows surrounding the

room, offering spectacular views around the property.

### **DINING ROOM**

Open dining room area, leading off of the expansive, high ceilinged centre of the property. A set of double doors that open out onto a balcony that looks over the splendid surrounding woodland.

### **KITCHEN BREAKFAST ROOM**

A good sized Kitchen/Breakfast room, comprising of a full range, with beautiful tiled flooring throughout, leading onto a well designed lobby/utility room.

### **MASTER BEDROOM**

This master bedroom offers plenty of space and beautiful views to the surrounding woodlands and land that the property sits in, with an ensuite bathroom.

### **STAIRS AND LANDING TO FIRST FLOOR**

Offering unique access to the other rooms in the property, the light wood staircase folds around on itself to each floor. When on the landing you



can see the whole scope of the open planned downstairs, giving the property its own sense of grandeur.

### **BEDROOM ONE**

A decent sized double room with built in storage, coming off of the landing, it encompasses the impressive feeling of the property and again gives great views across the outdoor space.

### **BEDROOM TWO**

An additional double bedroom, offering ample space and light from the windows that frame the room with its striking views.

### **BEDROOM THREE**

This 3rd bedroom is still a respectable size and has built in storage.

### **FAMILY BATHROOM**

The main large family bathroom includes a shower and separate bath, sink and W.C

### **GARDEN ROOM**

### **GARAGE AND WORKSHOP**

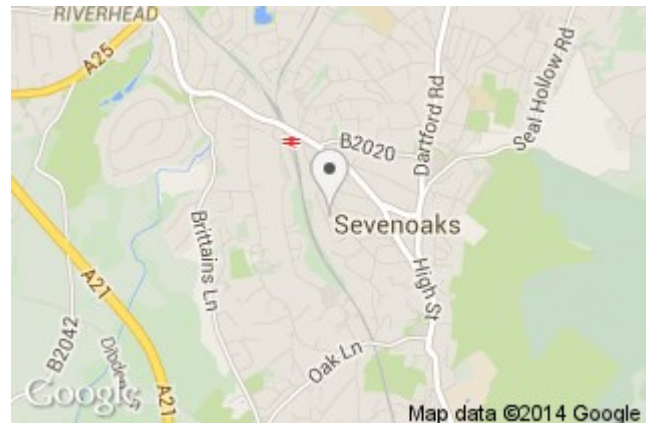
This very large and convenient space would be ideal to be used as a workshop, garage or cellar.

### **GARDENS**

The garden is large and established. It is maintained by a gardener and is simply stunning.

### **FOOTNOTE**

Planning permission has been granted to erect 2 dwellings within the grounds of the property. Separate access will therefore be developed but no dates at this time have been given. Please ask for further information.



# EPC Rating- E

## AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants £100 per person plus VAT for referencing. There is also an administration charge of £150 plus VAT for the tenancy agreement plus the cost of the professional inventory which is dependent on property size.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.



**Ibbett Mosely**

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**Sevenoaks 01732 452246**

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