



TO LET

**THE OLD PARSONAGE
THE STREET · COBHAM · GRAVESEND DA12 3BX**

THE OLD PARSONAGE THE STREET COBHAM GRAVESEND KENT DA12 3BX

<i>Meopham</i>	-	<i>2.7 miles</i>
<i>Cuxton</i>	-	<i>3.3 miles</i>
<i>Rochester</i>	-	<i>5.5 miles</i>
<i>West Malling</i>	-	<i>10 miles</i>

A three-bedroom detached cottage with large front and rear gardens located within the desirable and historic village of Cobham.

- An attractive recently refurbished detached three-bedroom cottage
- Landscaped gardens and Paddock Land extending to 2.74 acres
- Off road parking double garage and unfurnished
- Accessible village location
- Extending to a total of 3.99 acres

GUIDE RENT: - £2,600 per calendar month

(To include part garden maintenance)

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

The Old Parsonage is situated in the historic village of Cobham which contains a small range of facilities including a primary school, 13th/14th century Church and two public houses. The larger village of Meopham is located nearly 3 miles to the west of the property and benefits from a wider range of amenities including a mainline rail station, restaurants, shopping facilities and public houses. Rochester is less than 6 miles to the east and is able to provide a comprehensive range of facilities including a busy high street and access to London in under 40 minutes on the train. Access to the national motorway network is available from the A2 which is located 1 mile to the north.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

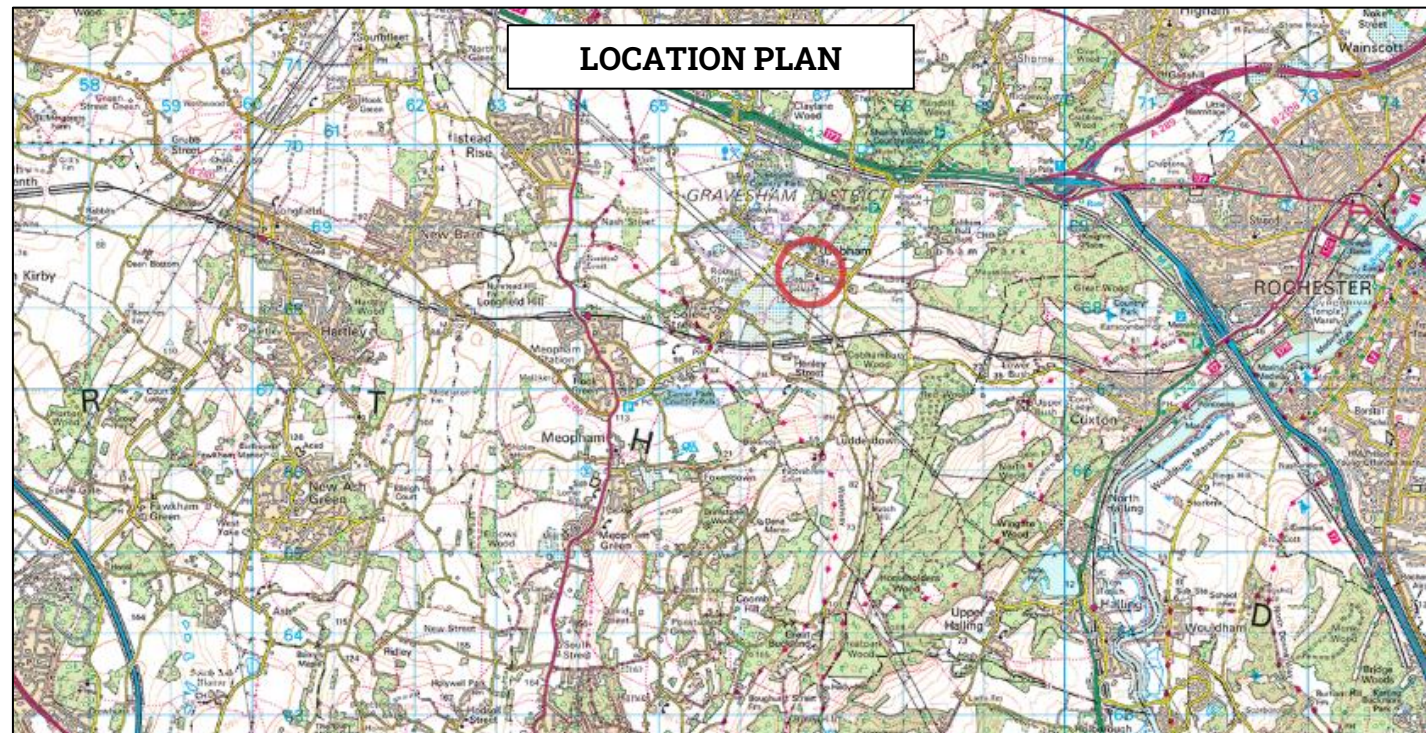
DIRECTIONS

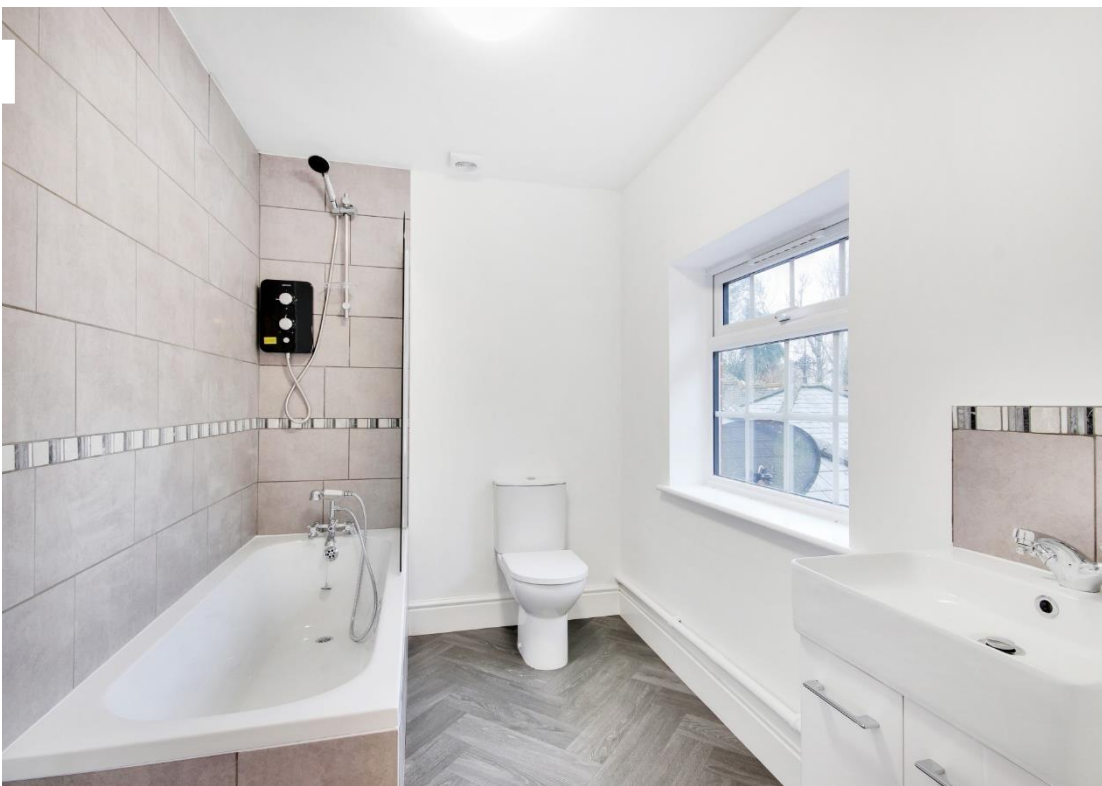
From Meopham Station turn left out onto the Wrotham Road and prior to leaving town turn left onto Green Lane, continuing onto Camer Road and Sole Street thereafter. After 2 miles when reaching the T junction, turn right onto The Street, after 300 metres the property driveway will be on your right.

WHAT 3 WORDS

Driveway entrance - ///grin.took.vase

House - ///cube.plans.hooks





GENERAL DESCRIPTION

The Old Parsonage comprises a detached cottage of solid brick construction, under a pitched hipped slate tile roof. The internal accommodation having recently been refurbished is arranged over two floors and comprises of the following:

Front Door to **Entrance Hall** with part vaulted ceiling with doors to **Study**, **Downstairs Cloakroom** with wash hand basin, w/c and shower, **Airing Cupboard**, **Sitting Room** with doors to **Patio Area**, further doors from the Entrance Hall lead to **Dining Room** and **Kitchen/Breakfast Room** with doors to **Utility Room** with door to **Driveway**.

Stairs lead up from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 1** (double), **Bedroom 2** with fitted storage cupboards, **Bedroom 3** (single), **Airing Cupboard** and **Family Bathroom** with bath with shower overhead, w/c and wash hand basin.

Outside

A hardcore track drive leads from The Street to the property where there is a gated concrete driveway and **Double Garage** and **Dog Kennel** with parking available for multiple cars.

The Total Gross Internal Area for the House is 1,607ft². Floorplans can be seen opposite for more information.

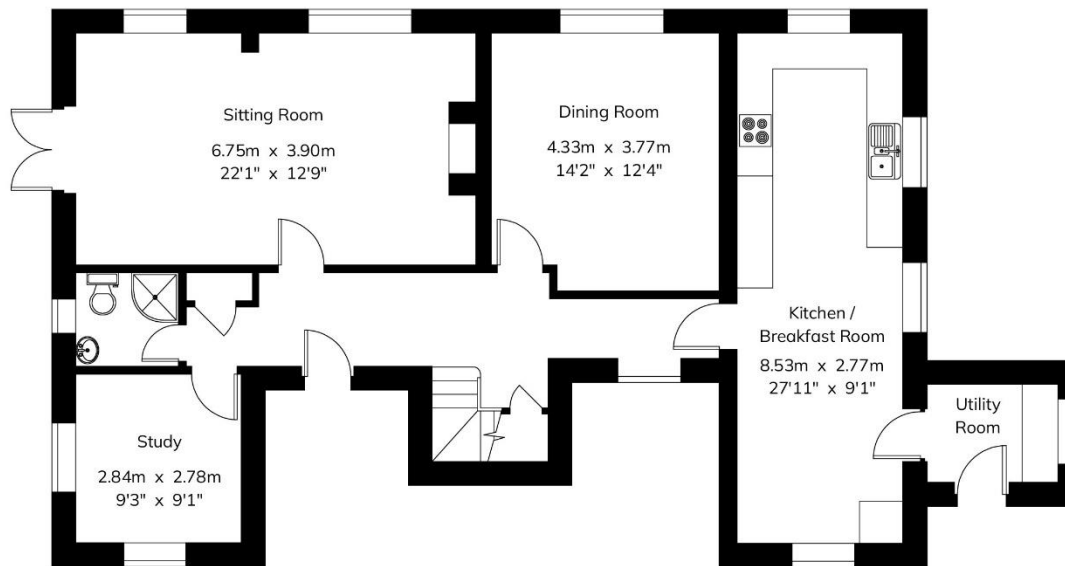
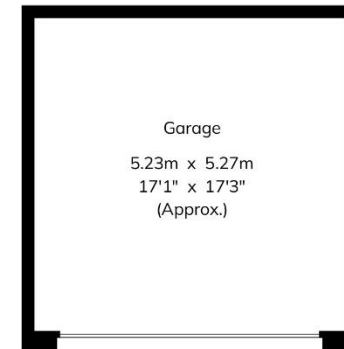


FLOOR PLANS

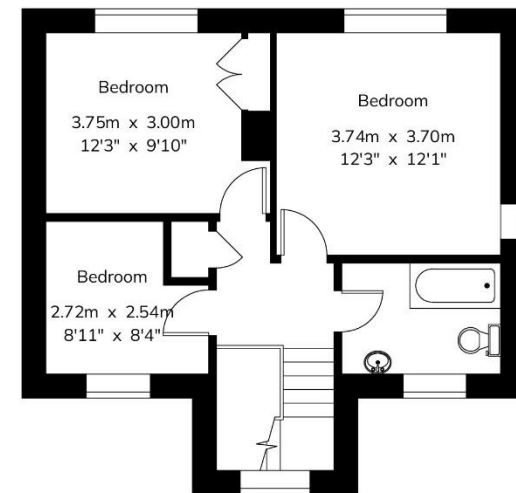
The Old Parsonage

House - Gross Internal Area : 149.3 sq.m (1607 sq.ft.)

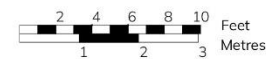
Garage - Gross Internal Area : 27.5 sq.m (296 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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GARDENS & PADDOCK LAND

The Gardens and Paddock Land surround the dwelling and consist of **Patio Areas, Lawns, Paddock Land** and **Woodland**. Situated near the **Rear Lawn** are a **Greenhouse** and brick-built **Outhouse**, along with a small **Vegetable Patch** and brick-built **BBQ Area**.

Please Note :- The mowing and hedge trimming of the **Front Lawn** area will be included within the monthly rent. Further ongoing property maintenance can be discussed on an ad hoc basis.



BOUNDARY PLAN



SERVICES

The Old Parsonage is connected to mains electricity, water, and drainage. Heating is provided via an oil-fired central heating system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from The Street over a private driveway.

COUNCIL TAX

The property is rated as Band D with Gravesham Borough Council.

EPC RATING

EPC Band E- A copy of the Energy Performance Certificate is available from the letting agents on request.

TENANT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Tenants.

LOCAL AUTHORITY

Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending tenants should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being let.

TERMS OF TENANCY

Term	- Minimum 12 month term
Type	- Assured Shorthold Tenancy
Clauses	- No subletting
	- All outgoings are the responsibility of the tenant
	- Mowing and hedge trimming of the front lawn to be included within the rent
Rent	- £2,600 per calendar month

PHOTOGRAPHS

The photographs within this brochure were taken in December 2025.

AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Landlord's sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07353 002627 (Millie Palmer-Pilc)

Email: challock@btfpartnership.co.uk





Land and Property Experts

www.btfpartnership.co.uk

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