



3 Abbeygate Cottages, Tyland Lane, Sandling, Maidstone, ME14 3BT  
£1,400 PCM



## About this property.....

If you have always wanted to live in a quaint country cottage with a roaring woodburner in the inglenook fireplace, now is your chance. Situated in a lovely quiet setting, close to the former Boxley Abbey in a country lane with country walks literally on your doorstep, is this 3 bedroom character filled home over 3 storeys. There is a toilet on each floor and a huge master bedroom with built in wardrobes. The landlord will consider a tenant with a well behaved pet but not smokers. For more information or to arrange a viewing please give us a call.

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £42000 pa

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## Situation.....

Sandling is a semi-rural village on the outskirts of Maidstone situated at the foot of the North Downs. You are spoilt for choice for things to do in the area; perhaps a nature tour of Kent Wildlife Trust's Tyland Barn's gardens or a visit to the Museum of Kent Life and even indoor climbing at Lower Grange Farm. The area is great for walkers and mountain bikers with The Pilgrims Way on your doorstep and after a long walk or ride you have a traditional freehouse serving Real Ale and fresh food called The Yew Tree Inn to reward all that hard work. The village primary school was rated Good by Ofsted in 2016 and there are plenty of secondary options in nearby Maidstone or Aylesford. Maidstone being the County Town of Kent is the best place to go locally for shopping or a night out.















## What the owner says.....

We love living here, its our dream house, the house is cool in the summer and warm and cosy in the winter.





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GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Agents Notes

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