

btf

Land & Property Experts



TO LET

SOUTH LODGE

THE LINTON PARK ESTATE · LINTON HILL · MAIDSTONE ME17 4AP

SOUTH LODGE LINTON HILL LINTON MAIDSTONE KENT ME17 4AP

<i>Loose</i>	-	<i>1.2 miles</i>
<i>Maidstone</i>	-	<i>4.2 miles</i>
<i>Sutton Valence</i>	-	<i>5.0 miles</i>
<i>West Malling</i>	-	<i>10 miles</i>

A three-bedroom detached cottage generous rear garden and parking located on the outskirts of the historic estate of Linton Park

- A characterful recently refurbished three-bedroom cottage situated on Linton Hill
- Off road parking, garage included and unfurnished
- Accessible village location
- Extending to a total of 0.19 acres

GUIDE RENT: - £1,750 per calendar month

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

South Lodge is located on the outskirts the Linton Park Estate which dates back to the 18th Century and is situated outside the village of Linton and just 5 miles north of the village of Staplehurst which is able to provide day to day facilities and amenities. Maidstone is just 4 miles north and able to provide a more comprehensive range of facilities and amenities. The national rail network can be accessed from both Maidstone and Staplehurst allowing access to London in under an hour. The motorway network can be accessed from Maidstone at junctions 5, 6 or 7.

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

DIRECTIONS

From the Bull Inn pub on Linton Hill, head south on Linton Hill for 500 meters and the property will be on your left, opposite the recent development of Vicarage Fields.

WHAT 3 WORDS

House - ///take.plots.begin





GENERAL DESCRIPTION

South Lodge comprises a detached cottage of ragstone construction part tile hung tile to the upper elevations, under a pitched hipped clay tile roof. The internal accommodation having recently been refurbished is arranged over two floors and comprises of the following:

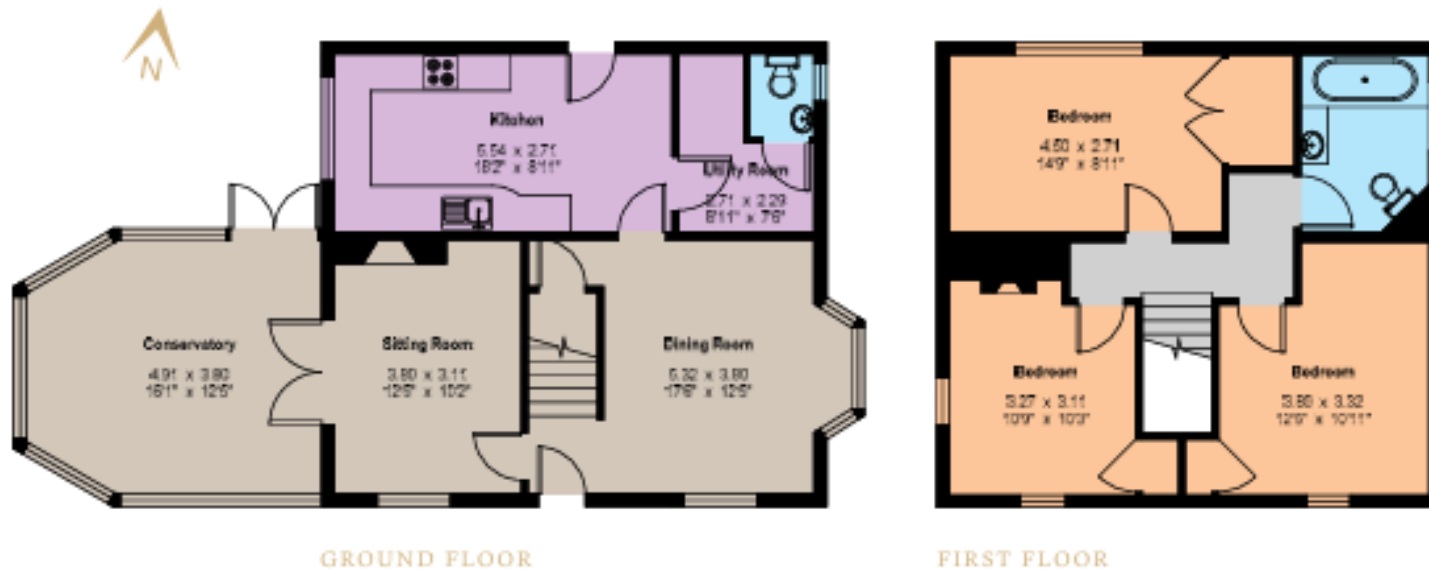
Front Door to **Entrance Hall** with door to **Dining Room** with bay window and door to **Kitchen**. A further door from the Entrance Hall leads to **Sitting Room** with doors out to **Conservatory** with doors to **Rear Garden**. A further door from the Kitchen leads to the **Utility Room** with **Downstairs Cloakroom**.

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

Outside

Lawned and bedded Rear Gardens surround the property to the east and west with an additional **Parking** area situated to the north.

The Total Gross Internal Area for the House is 1,267ft². Floorplans can be seen below for more information.



SERVICES

South Lodge is connected to mains electricity, water, and drainage. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from Linton Hill onto the driveway. A right of way will be retained over part of the driveway for access into the Estate.

COUNCIL TAX

The property is rated as Band D with Maidstone 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 Tenants. BTF employs the services of Thirdfort to verify the identity and residence of Tenants. Tenants will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ

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 months
Type	-	Assured Tenancy
Clauses	-	No subletting
	-	All outgoing is the responsibility of the tenant
Rent	-	£1,750 per calendar month

PHOTOGRAPHS

The photographs within this brochure were taken in September 2026.

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 Alex Cornwallis on the contact details below.

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

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Email: challock@btfpartnership.co.uk





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