



FOXWOOD  
MACLEAN



THE OLD BARN, WYE ROAD, BOUGHTON LEES, ASHFORD, KENT, TN25 4JA  
£2,300 PCM





This charming Grade II listed period barn, dating originally from the 17th century, has been extended and refurbished, yet retains many of its character features to provide a lovely spacious home. The property has been finished to a high standard and has the most spectacular kitchen. Downstairs provides a very light and open plan feel, with underfloor heating and solid oak flooring. The first floor is carpeted and there are four good-sized bedrooms; two of which benefit from ensuite shower rooms. The master bedroom has a Juliet balcony overlooking the property's grounds. There is a very nice family bathroom with a freestanding bath. Outside, there is a studio with ensuite shower room, two carports, ample parking on the driveway, lovely patio seating areas and a good-sized garden, laid to lawn.

The property is situated in the Boughton Lees Conservation Area. Boughton Lees is a charming and very English village, where pretty cottages surround the village green, and a pub from where you can watch cricket in the summer. Only three miles from Ashford and its excellent amenities, including the international station for access to the Continent and London St Pancras (37 minutes). Nearby, the very well served village of Wye (1 mile) has a station on the main line to London and several good shops including a butcher, supermarket and a doctor's surgery.

Available on an assured shorthold tenancy for six months or more from 01st February 2020. The owner would look favourably on a long term let. The landlord has requested non-smokers and strictly no dogs.

#### Services

Gas central heating. Mains water, electricity and drainage. The property has curtains and blinds fitted throughout and has double glazing.

#### Accommodation

This comprises:

Front entrance door leading to entrance hall.

Cloakroom with wash basin and wc.

Snug/second reception room.

Open plan living room/dining area, leading through to a kitchen breakfast room with integrated fridge/freezer, washing machine, dishwasher, induction hob, extractor and electric double oven.

Stairs to first floor.

Landing with cupboard housing the boiler and water tank.

Master Bedroom with fitted wardrobes, Juliette balcony and ensuite shower room (wash basin, wc double shower and heated towel rail).

Bedroom 2 (Double) with fitted wardrobes and ensuite shower room (wash basin, wc and double shower).

Bedroom 3 (Double) with fitted wardrobes.

Bedroom 4 (Double).

Family Bathroom with wash basin, wc, heated towel radiator and free standing bath.

Outside: Studio with dryer and ensuite shower room (wash basin, wc and shower). Two Carports. Ample parking on the driveway. Patio area and garden laid to lawn. Outbuilding for storage purposes only.

A deposit of £2653.84 will be payable. This is held within the Tenants Deposit Scheme and is refundable without interest at the end of the tenancy provided there is no loss or damage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			98
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			94
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	