



Farm House: Stambridge

Monthly £2,750

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Hampton Barns is a five bedroom farmhouse situated in Stambridge available to rent from September.

DETAILS

LOCATION

Hampton Barns is set in a rural surroundings in Stambridge, Rochford.

Stambridge is a [civil parish](#) in the [District of Rochford](#) in [Essex](#), England. It is located north of the [River Roach](#) between [Rochford](#) and [Paglesham](#)

The name "Stambridge" means "Stone bridge". The only bridge in the parish is now brick-built over the small stream that rises in Canewdon, flows under the road just south of the Royal Oak, and into the Roach near "Waldens". The village itself is called Great Stambridge.

The town of Rochford is 2.5 miles west of Stambridge while London Southend Airport is 3.7 miles by road which provides flights to mainland Europe.

The property is situated back from the main road along a single track and

working farm.

THE PROPERTY

The property comprises:

Ground Floor

- Boiler room
- Utility room
- Kitchen with electric Aga
- Reception Room One
- Reception Room Two
- Reception Room Three
- Downstairs W.C

First Floor

- Bedroom One (with en suite) with fitted wardrobes
- Bedroom Two
- Bedroom Three (with en suite)
- Bedroom Four
- Bedroom Five
- Family bathroom

EXTERNALLY

- Large garden is mainly laid to lawn with established plants and trees
- Off road parking
- Brick garage
- Outhouse

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for

guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage. There are solar panels on the roof which the tenant will benefit from.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.