

*A detached three bedroom
traditional Kent cottage situated
within Belmont Park on the
outskirts of the village of Throwley*

Rent £2,100 pcm
Ref: Belmont Estate

Park House
Throwley
Faversham
Kent
ME13 0HH



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



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Location

Park House is part of a private estate owned by the Harris Belmont Charity. The property is located in a quiet location within the work yard of Belmont House. The town of Faversham lies 6 miles to the North East of Belmont House, Maidstone is 17 miles to the west and the city of Canterbury lies 15 miles to the east; all of which provide a full array of services within a convenient distance.

Belmont House

Belmont House and gardens are open to the public during the summer months. Park House is situated within the work yard and it should be noted that this is a working farmyard for the Estate.

The Accommodation of Park House

Ground Floor

Entering through a wooden front porch entrance door into

Kitchen

With a range of base and eye level kitchen units with an integrated stainless steel sink with mixer tap. Window overlooking rear of property. An extractor fan is fitted over the chimney location with a space for a range cooker. There is space and plumbing for a dishwasher and space for a washing machine. Space for table and chairs. Ceiling recessed light fittings. Door leading to cloakroom. Open doorway through to Sitting Room

Cloakroom

With low level WC and wash hand basin. Radiator. Small single glazed window.

Sitting Room

With large inglenook fireplace and bressummer beam over incorporating black facia woodburner. Fitted carpet. Large window overlooking the parkland. Light fitting. Radiator. Door giving access to cellar (this is not suitable for storage). Door off to

Study/Dining Room

With feature fireplace, red brick hearth and wooden mantel over. Fitted carpet. Radiator. Window overlooking side garden and door giving access to exterior porch and side garden. Door giving access to first floor



First Floor

Landing

Fitted carpet. Ceiling pendant light. Radiator. Doors off to

Bedroom One

A good sized double bedroom with feature fireplace. Fitted carpet. Radiator. Ceiling recessed lights.. Window to side elevation.

Bedroom Two

A spacious double bedroom with fitted carpet. Radiator. Ceiling recessed lights. Window overlooking parkland. Door off

Bedroom Two En Suite Bathroom

With white low flush WC, pedestal wash hand basin with individual chrome taps. Fully panelled shower cubicle with chrome shower head and controls and glazed shower screen. Extractor fan. Vinyl flooring. Ceiling recessed lights. Radiator. Window to rear elevation.

Bedroom Three

A good sized single bedroom with fitted carpet. Radiator. Ceiling recessed lights. Window to rear elevation. Cupboard housing hot water tank.

Bathroom

With white low flush WC, pedestal wash hand basin with individual taps over and a bath with mixer taps and chrome shower head attachment. Extractor fan. Glazed window.



Important Note: In addition to the rent, the tenant will pay an annual sewerage for the property.

Outside

The property has a small garden to the side of the property which is predominantly laid to grass. The grassed area to the rear entrance is available to be used on occasions but must be cleared of furnishings on a daily basis.

Please Note: Access to the property is via a private drive.

Services Mains Water and Electricity connected. Oil fired central heating. Private Sewerage.

Council Tax Band F. £3,310.92 payable 2025/26

Local Authority Swale County Council

Viewing Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

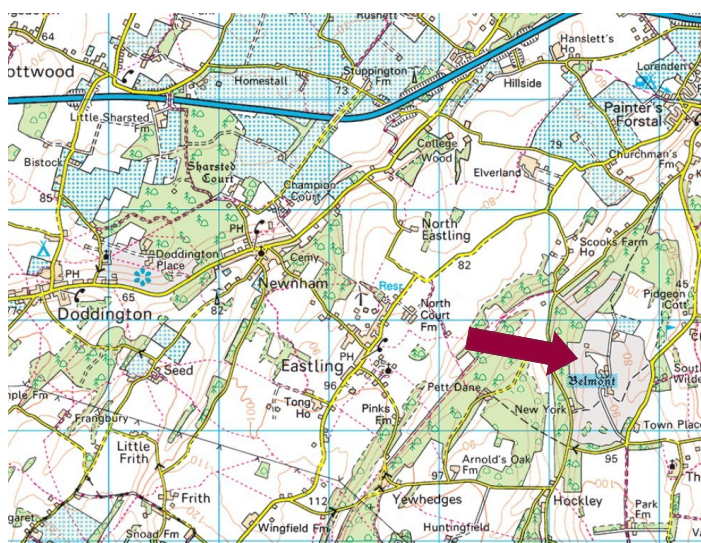
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Date: November 2025



Directions

Take Junction 6 off the M2 and turn left onto A251 to Ashford. Follow the road for 3 miles and turn right onto Baghill Road and then at the bottom of Wilgate Green turn left and drive past the Faversham Golf Club. Follow the road and turn into the Belmont House driveway on your right. Follow the drive for 1/2 mile and the property is on your left by the farm buildings.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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