



**MARTINS ROAD, KEEVIL, BA14 6NA**  
£3,500 per month\*

**Carter Jonas**



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**A handsome detached Grade II Listed family home in the pretty village of Keevil, some 15 miles east of Bath with 5 bedrooms, 3 bathrooms and 3 reception rooms and 0.88 acres of garden.**

- Entrance Hallway
- Kitchen
- Dining Room
- Drawing Room
- Sitting Room
- Playroom
- Utility Room

**THE PROPERTY**

This impressive former farmhouse with stunning gardens and grounds is now a wonderful family home arranged over two floors. Some parts of Lingleaze House date back to the 16th Century but has been refurbished by the current owners to maintain its period charm. The entrance hallway leads through to the drawing room and dining room, the drawing room having a feature fireplace and glass doors leading out onto the garden. The dining room has an impressive inglenook fireplace and wooden floorboards and the Sitting Room at the rear of the house has a woodburner. The kitchen is an attractive farmhouse kitchen with an electric AGA and double doors that lead to the garden. In addition to the electric AGA, the kitchen has an additional electric oven and hob. There is a large utility room just off the kitchen and a bathroom. Stairs lead from the hallway to the first floor where there is a large landing area leading to five bedrooms. The principal bedroom is beautifully proportioned and overlooks the front garden. There are two bathrooms on this floor.

Lingleaze house is situated in the picturesque village of Keevil. Bath is approx. 15 miles to the west, Chippenham is 12 miles to the north, local amenities in Trowbridge is 5 miles to the west.

Available for an initial 12 month tenancy.

EPC Rating E. Council Tax Band H (please see Wiltshire County Council website for current cost)

Mains electric, oil central heating and mains water and drainage.

Parking: to the front and rear of the property, off street.





Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3500 per calendar month: Holding deposit of 1 week's rent £807.69 (deducted from first month's rent) Security deposit of 5 weeks rent £4038.46

OUTSIDE

The wonderful garden is a particular feature of this period country home and wrap round the house from the front, to the side and rear. There is a driveway to the front of the house in addition to ample off street parking approached from a driveway to the rear of the property.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band H
Directions	







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		
	47	73



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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