



TEL 01580 715400

lettings@harpersandhurlingham.com



SHEEPHURST COTTAGE, THREE CHIMNEYS, GOUDHURST

- Converted Attached Cottage
- Located in Peaceful Rural Setting
- Sitting Room with Woodburner
- Fitted Kitchen
- Dining Room
- Four/Five Bedrooms
- Enclosed Garden, Off Road Parking
- Cranbrook School Catchment Area

AVAILABLE JULY 2017 This unique converted farm building offers contemporary styled flexible accommodation with modern conveniences. Located on what was once a traditional Kent hop farm dating back from the 16th Century (hop farming ceased in the 1970s) the oast houses, originally used for drying the hops, and other outbuildings have been converted to housing. This still working farm, with many sheep and cattle grazing in the fields is located down a quiet lane in the heart of Goudhurst with exceptional views across farmland.

Utilities: Electric central heating throughout, underfloor heating in all tiled areas including bathrooms, mains water, shared drainage. Council Tax Band F Tunbridge Wells Borough Council

£1,850 Per Calendar Month

Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement (non refundable)
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.