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## IDEN GREEN FARMHOUSE

### BENENDEN

- Detached Grade II Listed Farmhouse
- Sitting Room with Woodburner, Dining Room
- Open Plan Kitchen/Breakfast Room,
- Utility Room/Bathroom with Shower
- Cloakroom
- Master Bedroom with Walk-In Closet
- Four Further Bedrooms
- Shower Room
- Pretty Gardens, Ample Parking
- Cranbrook School Catchment Area

**AVAILABLE BEGINNING AUGUST 2016** This charming Grade II listed farmhouse is located on the rural outskirts of the charming village of Benenden. Sympathetically refurbished throughout, the ground floor accommodation offers a spacious sitting room with wood burning stove, a good sized dining room, an open plan kitchen/breakfast room with bespoke oak units and French doors opening onto a private terrace. There is also a utility room and fully tiled family bathroom with separate shower cubicle. On the first floor the accommodation offers a master bedroom with walk in closet, two further bedrooms and a shower room. On the second floor are two further bedrooms. Outside the pretty gardens are mainly laid to lawn with fruit trees and border planting. There is ample off road parking. The property is located within the Cranbrook school catchment area.

Utilities: Mains electricity and water. Oil fired central heating. Private drainage (Klargester). Pets welcome. Council Tax: Tunbridge Wells Borough Council Band G.

**£2,595 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
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.