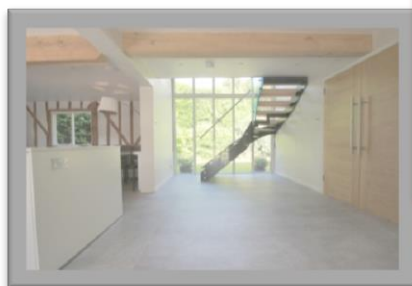
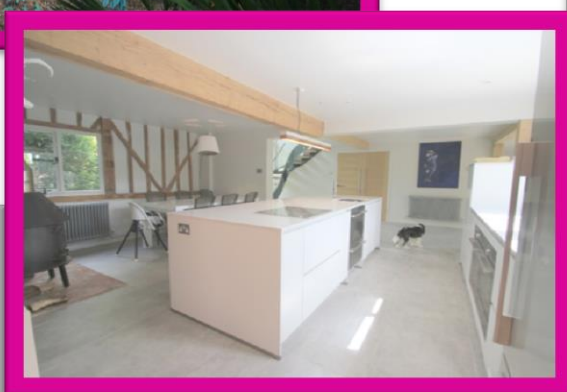
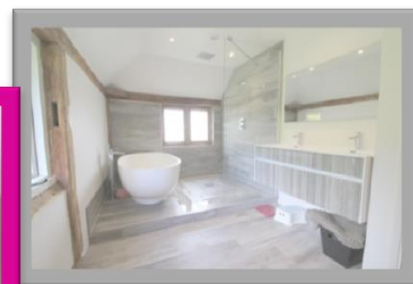




TEL 01580 715400

lettings@harpersandhurlingham.com



BADGERS OAK, CRANBROOK, KENT

- Stunning Barn Conversion
- Spacious Entrance Hall/Cloak
- Fully Fitted Open Plan Kitchen
- Open plan Dining Room
- Sitting Room, Family Room
- Four Double Bedrooms
- Bathroom/Wetroom
- Detached Studio with Woodburner
- Attractive Gardens, ORP
- Cranbrook School Catchment Area

AVAILABLE FROM 01ST SEPTEMBER 2016 . Refurbished to a high specification throughout and still retaining its period features, this delightful detached barn is set in a peaceful, rural setting on a country lane with direct access to Bedgebury Forest. The property sits within beautiful landscaped gardens with views over a neighbouring lake and the countryside beyond. The ground floor accommodation comprises a spacious entrance hall with study area, a utility room with washing machine and tumble drier, a boot room and cloakroom. Oak double doors open on to the striking, modern open plan kitchen/dining area which is fully fitted with top specification appliances and a woodburner in the dining area. Steps down off the kitchen area leads to both the family room and the sitting room, both with garden doors opening onto the private terrace and gardens beyond. A bespoke open-tread oak and glass staircase with floor to ceiling window leads to the first floor accommodation which comprises four double bedrooms and a luxurious family bathroom. To the outside, the private, manicured gardens surround the property with a terraced seating area. Within the grounds is a detached studio with electricity and a woodburner suitable for use as as additional accommodation or an office.

£2,500 Per Calendar Month

Utilities: Oil fired central heating, mains electricity and water, private drainage. Council Tax Band G (Tunbridge Wells Borough Council). EPC Rating C.



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.