



TEL 01580 715400

lettings@harpersandhurlingham.com



PLUM TREE COTTAGE HAWKHURST

- Rural Detached Farm Cottage
- Modern Kitchen, Dining Room
- Sitting Room with Woodburner
- Utility Room, Cloakroom
- 2 Double Bedrooms, 1 Single Bedroom
- Family Bathroom with Shower
- Large Garden with Shed, Parking
- Cranbrook School Catchment Area

Available immediately. Off the beaten track, this detached farm cottage is in the most idyllic, rural location with stunning countryside views and accessed via a private drive. The light-filled and spacious accommodation comprises on the ground floor - entrance hall, utility room with plumbing, cloakroom, modern kitchen leading onto the dining room and double aspect sitting room with woodburner. The first-floor accommodation comprises 2 double bedrooms and 1 single bedroom (all with built in wardrobes) and the family bathroom. To the outside the good-sized garden wraps around the property and is mainly laid to lawn. There is a good sized shed and hard standing for 2-3 cars. Regrettably no children under 10. No pets.

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

£1050 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.