ORCHARD HOUSE
CRANBROOK

- Stunning Rural Family Home
- Drawing Room, Sitting Room
- Study, Family Room/Snug
- Kitchen/Breakfast Room
- Utility Room, Cloakroom

- Master Bedroom with En Suite
- Four Further Bedrooms, One En Suite
- Family Bathroom
- Large Gardens and Grounds, Tennis Court
- Cranbrook School Catchment Area

AVAILABLE NOW. Located in an enviable position on the rural outskirts of Cranbrook this original 1940s house has evolved into the delightful family home that it now is. The accommodation consists of a double aspect drawing room with open fireplace, a double aspect sitting room with open fireplace, a dining room, a study, a magnificent kitchen/breakfast room, a utility room and a cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite bathroom, four further double bedrooms, one with ensuite shower and a family bathroom. A hard tennis court is set within the large lawn to the front of the property. The gardens surrounding the house are laid to lawn interspersed with mature flower and shrub borders and there is a stone terrace with steps leading up to the garden. Flower and shrub beds and hedgerows border the gardens.

Utilities: Mains electricity and water. Oil fired central heating. Tunbridge Wells Borough Council Tax Band F. EPC Rating D. Additional charge for gardening service.

£2,900 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.