



TEL 01580 715400

lettings@harpersandhurlingham.com



4 PONDS FARM COTTAGES FRITTENDEN

- Newly Converted Single Storey Dwelling
- High Spec Fully Fitted Kitchen
- Open Plan Sitting Room
- Master Bedroom with Shower Room
- Second Bedroom, Family Bathroom
- Terrace and Garden, Rural Views
- Ample Parking
- Cranbrook School Catchment Area

This detached former farm building has been converted to a very high specification throughout to present a contemporary and comfortably appointed single storey family home set in a rural position with far reaching farmland views. To the outside the garden is to the rear and side with a terrace enjoying the pleasant views across fields. This property is located within the sought after Cranbrook school catchment area. Cats Considered, STRICTLY no dogs.

Utilities: Mains electricity and water. Shared private drainage (Klargester). Air source central heating and hot water (underfloor heating). Alarm (not monitored). Council Tax Tunbridge Wells Borough Council (To be advised on banding). Mowing service included.

£1,250.00 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.