






CHESTNUT LANE TONBRIDGE TN12
£5,995 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Chestnut Lane Tonbridge TN12

£5,995 Per Month
Unfurnished

 6 Bedrooms
 4 Bathrooms
 5 Receptions

Features

- Five/Six Bedroom, - Flexible Accommodation, - Barn/workshop/playroom, - library, - Triple Roundel, - Award Winning, - Unique Features

Council Tax

Council Tax Band H

Hamptons
18-20 London Road
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{ AWARD WINNING FIVE/SIX BEDROOM OAST HOUSE

The Property

Award winning five/six bedroom Grade II listed Oast house close to village amenities a short drive to the mainline stations of either Tonbridge, Tunbridge Wells or Paddock Wood. Imaginatively converted into a beautiful family home offering stylish living within the Kent countryside. In the midst of old apple orchard, the property is approached by a long gravel drive. The light filled accommodation comprises of an entrance lobby to dining hall with impressive cantilevered staircase and galleried landing. Sitting room with working fireplace and folding doors to curved glass pergola leading to Barn/workshop/playroom. Kitchen/breakfast room and utility room. Both the study and the library are within separate roundels. Cloakroom. Master bedroom with en suite bathroom and walk in wardrobe. Four further bedrooms, two bathrooms and a shower room. Door to balcony with steps to the garden. Attic room which can be used as a bedroom or games room. Triple carport, several sheds, large cottage garden and orchard extending to two acres. Garden and ground maintenance by separate negotiation.



Chestnut Lane, Matfield, Tonbridge, Kent, TN12

Gross internal floor area (approx):

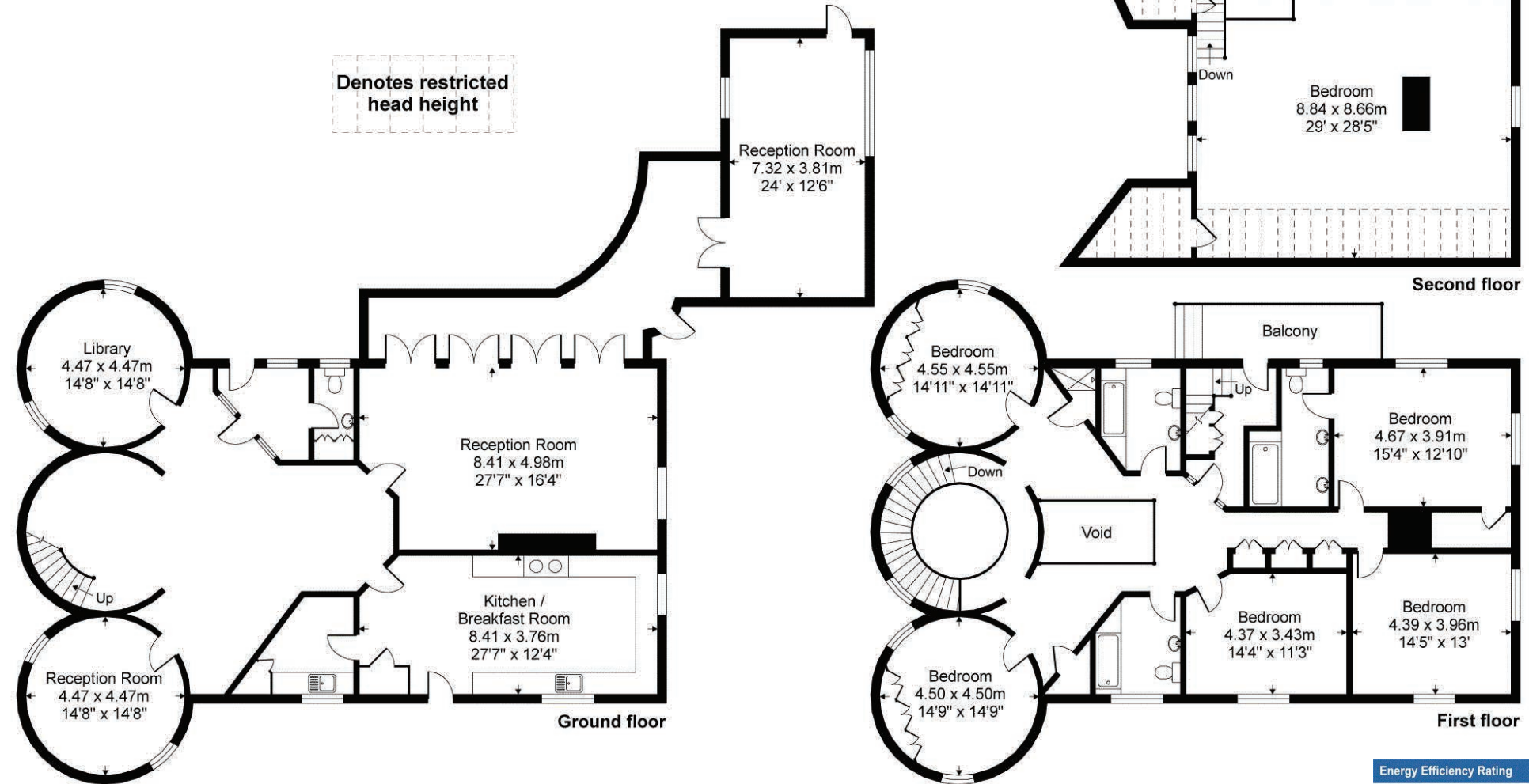
455.6 sq m / 4905 sq ft (EXCLUDES RESTRICTED HEAD HEIGHT)

For Identification only - Not to scale

Niche Communications



Denotes restricted head height



For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	51	64
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



ESTABLISHED 1869
The Home Experts