



Detached period house with character features including many exposed beams.

**£4,250 PCM**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Mark Beech, Edenbridge

 Bedrooms: 3

 Bathrooms: 3

 Receptions: 3

- Detached 3 Double Bedrooms
- Many Period Features
- Maintained Gardens
- Rural Setting with Views
- EPC rating; E
- Council tax band: D

Detached period house with character features including many exposed beams. Located off a private lane in a rural setting with wonderful rural views. The accommodation comprises of an entrance hall, living room with wooden floors, Inglenook fireplace with log burner. Dining room leading to kitchen/breakfast with electric Range cooker, dishwasher and freezer. Washing machine in a cupboard off the entrance hall. Study and separate w.c. Stairs to 1st floor and large landing/family area/study. 3 Double bedrooms, 2 with en suite showers. Family bathroom with roll top bath and mixer tap with shower attachment, separate shower cubicle.

Outside: Detached laundry room. Beautiful mature and maintained gardens with rural views. Log store. Car port for several cars and ample parking on the driveway. Cowden station within 0.3 of a mile with trains to London Bridge. Similarly the local pub under a mile away. PLEASE NOTE: Some storage space above garage available subject to negotiation. Gardens maintained by the Landlord.

Available: 8th August, 2025 Unfurnished/Part Furnished

EPC rating: E

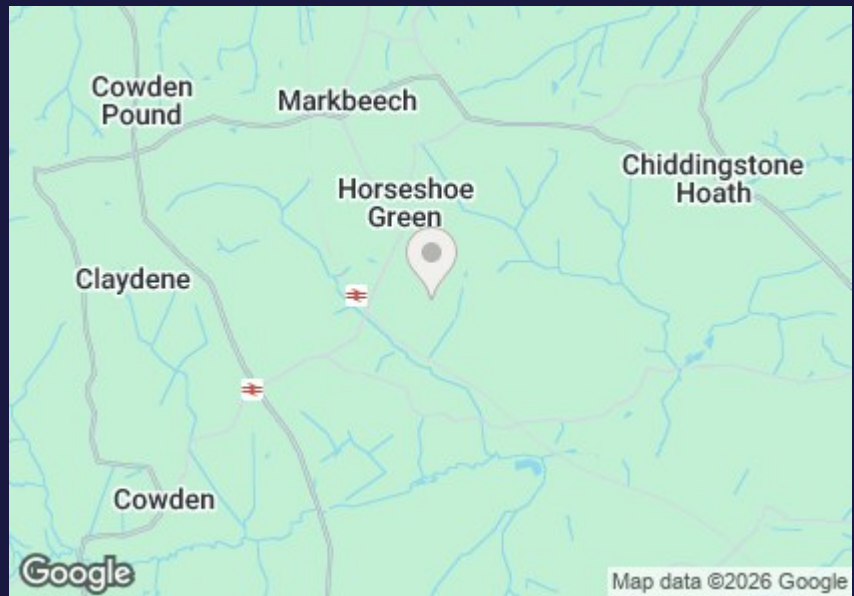
Council Tax Band: D

Holding Deposit: £980.00 (1 weeks rent)

Deposit Payable: £4,903.00 (5 weeks rent)

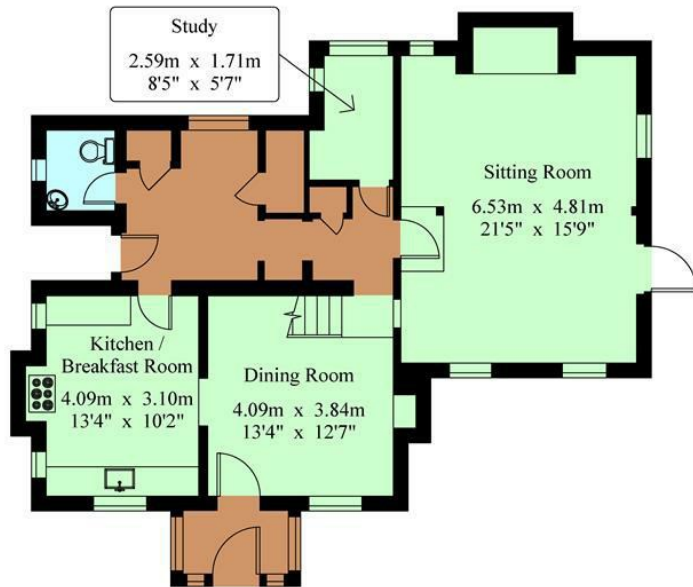
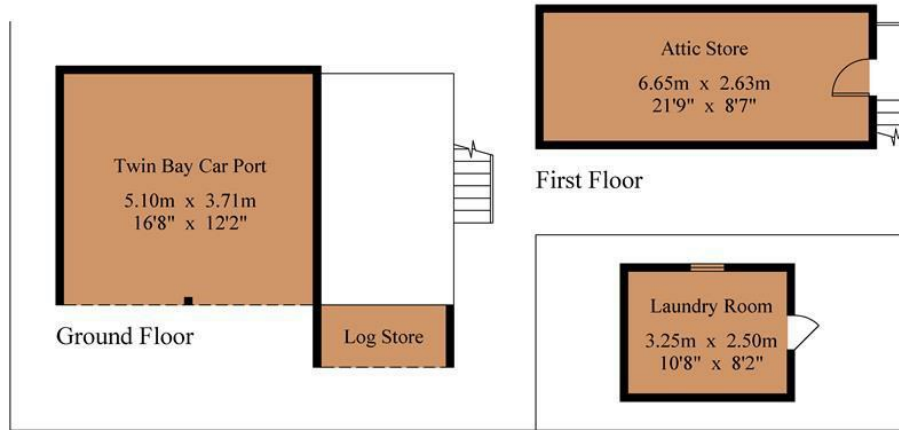
Initial tenancy term: 12 Months (minimum)



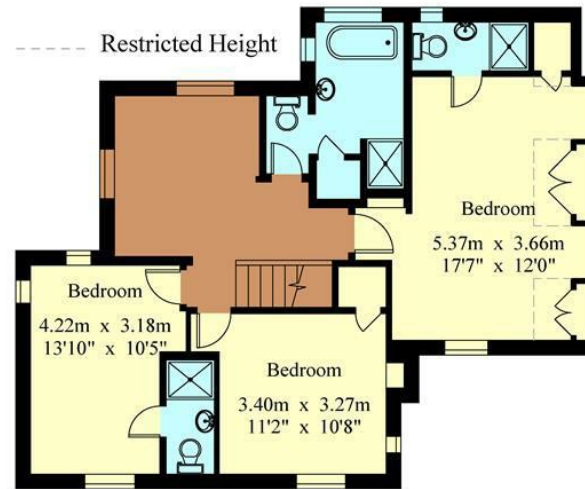


# Rickwoods Farm

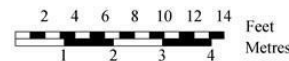
House - Gross Internal Area : 167.1 sq.m (1798 sq.ft.)  
 Garage Building - Gross Internal Area : 41.5 sq.m (446 sq.ft.)



Ground Floor



First Floor



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



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