



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

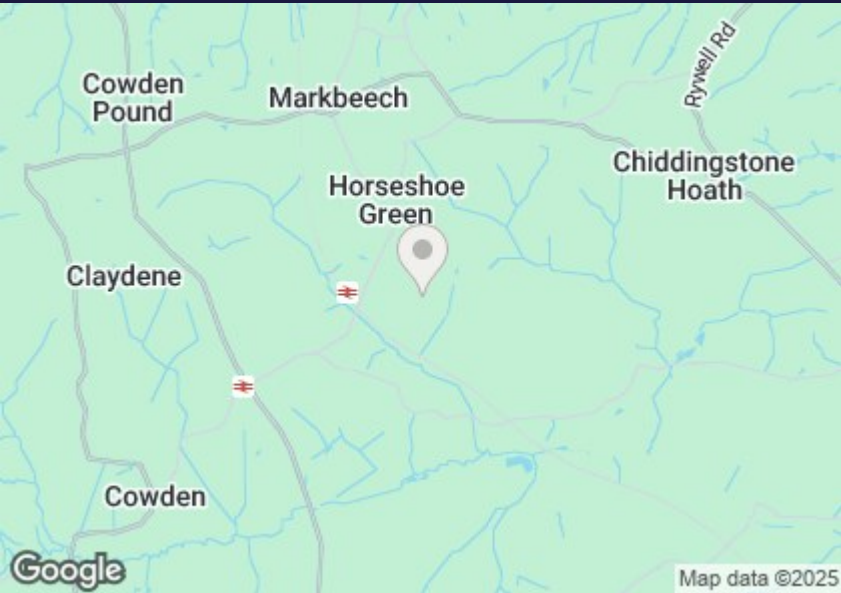
Council Tax Band: D

Holding Deposit: £980.00 (1 weeks rent)

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

Initial tenancy term: 12 Months (minimum)

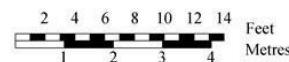
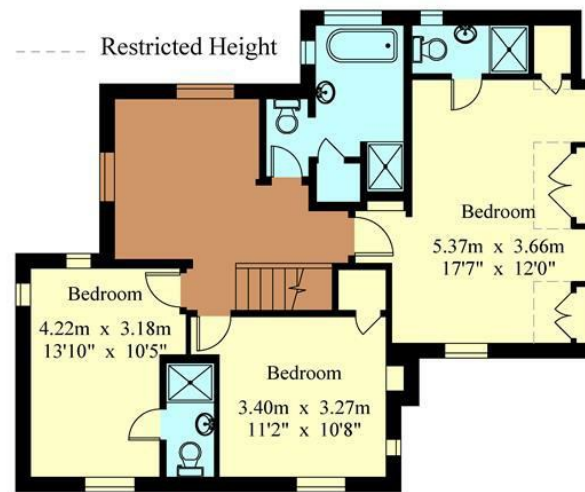
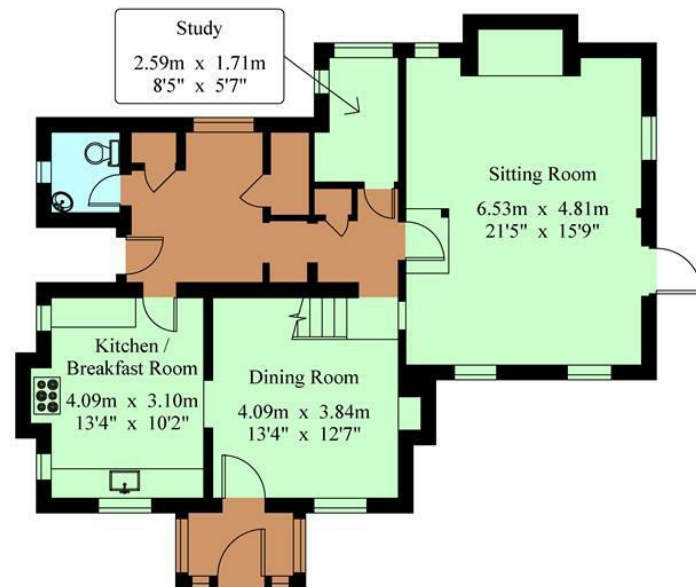
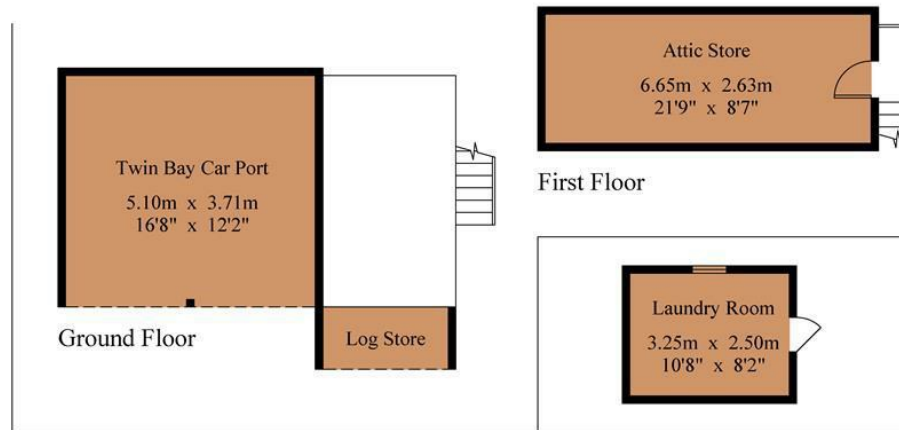




Rickwoods Farm

House - Gross Internal Area : 167.1 sq.m (1798 sq.ft.)

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



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Energy Efficiency Rating

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



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