



CHARACTER 5 BEDROOM BARN CONVERSION ON THE EDGE OF BRENCHLEY

COWDEN MILL BARN
HORSMONDEN ROAD, BRENCHLEY, TONBRIDGE, KENT, TN12 7AU

Unfurnished, £3,750 per month + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available from 18/03/2016



CHARACTER 5 BEDROOM BARN CONVERSION ON THE EDGE OF BRENCHLEY

£3,750 per month Unfurnished

5 Bedrooms • 3 Bathrooms • Kitchen/dining room
• Triple bay open garage • Administration charges
will apply

- EPC Rating = C
- Council Tax = G

Situation

Cowden Mill Barn is located between the popular Kent villages of Horsmonden and Brenchley, which between them offer a convenience store, post office, chemist, butcher, newsagent, tea rooms/deli and several popular public houses.

Description

Cowden Mill Barn is a modern character barn conversion offering well appointed and generously proportioned accommodation arranged over two floors including stylish bathrooms and a beautifully fitted kitchen. Character features include fireplaces with wood burners in the kitchen and study, drop latch wooden doors, wood framed double glazed windows and doors including French doors to the rear terrace from the family room and a bank of double height windows in the vaulted sitting room with French doors to the front.

Externally, a parking area at the side of the barn where there is also a detached triple open bay garage with log store. To the front of the barn are paved and pebble beach seating areas with planted borders. There is a broader paved terrace to the rear of the barn with raised decked patio accessible from the family room. Steps lead up from this terrace to a pergola covered patio and then up again through shrub and flower beds to the lawned gardens.



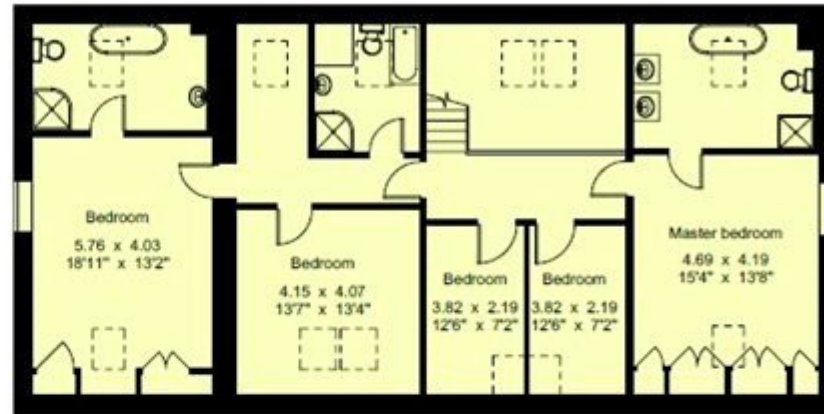
Cowden Mill Barn, Brenchley

Gross internal area (approx.)

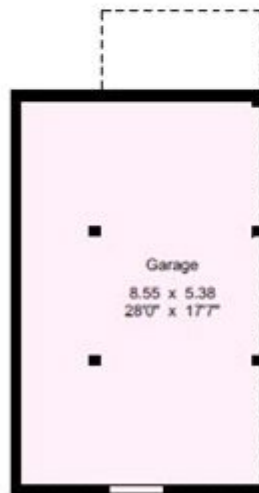
Barn - 296.9 sq m (3195 sq ft)

Garage - 44.2 sq m (475 sq ft)

For identification only - Not to scale
© Trueplan (UK) Limited



First floor



Ground floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Gross internal area: 3195 sq ft, m²



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees .**Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160311JGRE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Tunbridge Wells

Louise Minifie

lminifie@savills.com

+44 (0) 1892 507 050

savills.co.uk