



WOOD & PILCHER



- 5 Bedrooms
- Security Deposit: £3,346
- Council Tax Band: G
- Available November
- Energy Efficiency Rating: E
- 2 Reception Rooms

Hall Lane, HADLOW DOWN

£2,900 pcm



Oakwood House, Hall Lane, Hadlow Down, Uckfield, TN22 4HQ

This spacious 5 Bedroom Detached Family home is set in the beautiful village of Hadlow Down. The wonderful family home benefits from off road parking for several vehicles, Double Garage, 2 Reception Rooms, Conservatory and dedicated Study. The property is also due to have the carpets replaced throughout.

ACCOMMODATION

Ground Floor:

The front door leads to a spacious entrance hall with stairs leading to the first floor and under stair storage. Upon entering the Entrance Hall, to the right you have a downstairs W/C, to the left you have the Study which has fitted cupboards and shelving for storage. From the Study you have a generous sized Lounge with a wood fired log burner. Next you have the Dining Room and Conservatory offering ample light and views of the Garden. The sizeable Kitchen has a range of wall and base units for storage, a large breakfast bar with built in storage, a freestanding American style Fridge Freezer, an integrated grill and oven, 5 ring gas hob with extractor hood above and integrated dishwasher. Adjoining the Kitchen there is the Utility Room complete with Washing Machine and Dryer, additional storage space and an internal door leading to the Double Garage.

First Floor:

Stairs from the main Entrance Hall lead up to the Landing. The Family Bathroom comes complete with a white bathroom suite with a dark wood effect which includes a bath, low level W/C, two separate vessel sinks both with storage and shelf space underneath and a shower cubicle. The Bedrooms are all doubles, one small double overlooking the front of the property, with a larger double also overlooking the front and the other three larger doubles all overlooking the rear of the property. The Master Bedroom which overlooks the rear of the property comes with a dressing area complete with two built in single wardrobes and a built in double wardrobe. The En-Suite Shower Room comprises of a walk in shower with shower head and riser, vessel sink with chrome mixer and shelf storage underneath, a low level W/C and towel rail.

Outside:

The property is accessed from the driveway offering off road parking for a number of vehicles in addition to the Double Garage. To the front of the property you have the front Garden which is mainly laid to lawn. To the rear of the property with access via the Conservatory and Utility Room, there is a patio area underneath a pergola for shade and a good sized lawn.

Additional Agent's Notes:

The property comes with a gardener who would attend every other week in the Summer time and every three weeks in Winter.



First Floor
Approx Internal Area
1186 sq ft (110.1 sq m)



Ground Floor
Approx Internal Area
1453 sq ft (135 sq m)
(Including Garage)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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SITUATION

The property is pleasantly situated in the heart of the sought after village of Hadlow Down and a short walk from the Village Hall. The village offers a highly regarded primary school and public inn and a nearby mainline railway station at Buxted (approximately 2 miles distance) offering services of trains to London in just over an hour (London Bridge/Victoria 67 minutes). There is further main line rail services in Crowborough and Uckfield (3.5 and 4 miles respectively), excellent shopping facilities, junior and senior schools and a wide range of sporting facilities. The A22 provides access to the M25 and the national motorway network, central London and Gatwick airport with the coastal towns at both Brighton and Eastbourne being reached well within one hour's drive.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management **01892 528888**

IMPORTANT AGENTS NOTE

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

**TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)
AND INFORMATION FOR PROSPECTIVE TENANTS.**

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. Holding Deposit (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.
4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

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