



**KARRISON**  
PROPERTY

3 BED COTTAGE  
**TO LET**



## 6 FORCE GREEN FARM COTTAGE

Force Green Lane, Westerham, Kent TN16 2DN

TENANCY	AST for 12 MONTHS +
SIZE	3 BED
RENT	£1,650 PCM
AVAILABLE	Immediate

### FEATURES

- Semi Detached Cottage
- Superb Country Setting
- 3 Bedrooms
- Open Fire
- Garden & Parking

Contact us on 01959 563888 or visit [www.karrison.co.uk](http://www.karrison.co.uk)

## DESCRIPTION

A semi detached farm cottage located on the Squerryes Estate and within in a short drive of Westerham town centre.

## KEY FEATURES

- > 3 Bedrooms
- > Dining Room
- > Reception Room
- > Kitchen
- > Bathroom
- > Garden

## GENERAL INFORMATION

Services:	Mains electricity, water, oil fired central heating. The property has a shared cesspit.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'C'. Council Tax for the current financial year 2023/2024 is £1,992.47.
EPC Rating:	'E'
Other:	The property is fully managed by Karrison.  The property is adjacent to farm buildings.

## DIRECTIONS

From our offices in Market Square, Westerham, take the A25 in an easterly direction towards Sevenoaks and take the first turning on the left which is London Road. Continue to the end and at the roundabout go straight across. Force Green Lane is the first turning on the right and the property can be found after approximately 500 metres on the right hand side.

## TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,650 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request.

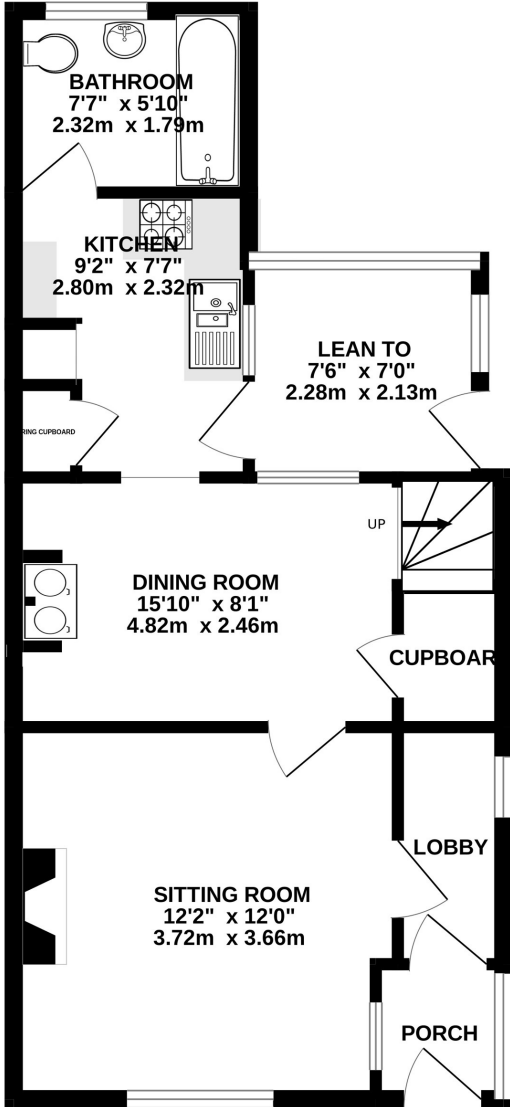
## VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller  
01959 563888  
or visit : [karrison.co.uk](https://www.karrison.co.uk)

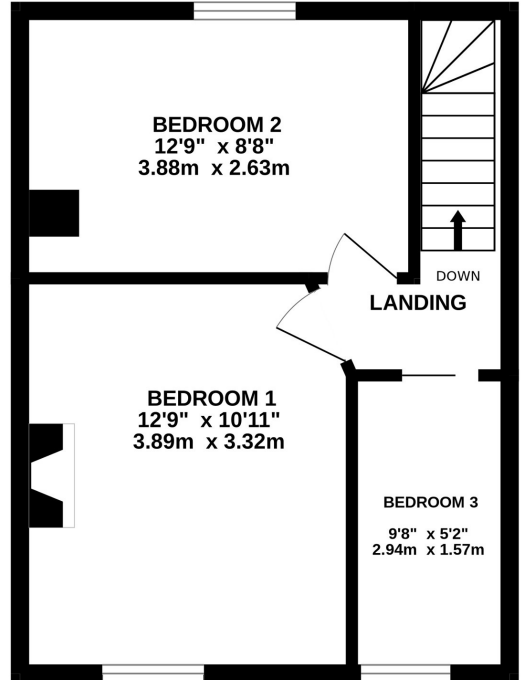
## IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.

**GROUND FLOOR**  
478 sq.ft. (44.4 sq.m.) approx.



**1ST FLOOR**  
331 sq.ft. (30.8 sq.m.) approx.



FORCE GREEN FARM COTTAGE, FORCE GREEN LANE, WESTERHAM

TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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