



TEL 01580 715400

[lettings@harpersandhurlingham.com](mailto:lettings@harpersandhurlingham.com)



## CROOK OAST, BRENCHLEY, KENT

- Attractive Triple Roundel Oast
- Sitting Room with Inglenook
- Dining Room, Study, Cloakroom
- Fully Fitted Kitchen
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Single Bedroom, Family Bathroom
- Attractive Large Garden, Pond
- Triple Garage, ORP
- Tennis Court

**AVAILABLE IMMEDIATELY** . An attractive triple roundel Oast House nestled behind manual gates, offers spacious accommodation and is set in approximately 1.5 acres with far reaching views across the surrounding countryside. This magnificent family home includes an inglenook fireplace in the Sitting Room and exposed beams throughout. The bedrooms are generously proportioned and enjoy lovely views. Outside the property benefits from a large garden with tennis court, a fenced pond and a triple garage block with ample off road parking. There are sheds useful for storage. Nearby mainline stations at Paddock Wood or Tonbridge.

Utilities: Oil Fired Central Heating, Private Drainage, Mains water and electricity. Council Tax Band 'G'. Pets considered.

**£2,700 Per Calendar Month**

### **Letting fees information**

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.