



Grade II listed country home set in an idyllic rural setting

Oxen Hoath, Oxenhoath Road, Tonbridge, Kent, TN11

£2,995 pcm plus fees may apply, Unfurnished
Available from 30.08.2022, 12 months minimum tenancy

savills

- Grade II listed country house • Peaceful location • Spacious maintained grounds • Rural idyllic setting • Driveway and parking

About this property

This beautiful 16th century country house is set within the Oxon Hoath country estate in Hadlow. The property, ideal for entertaining, offers flexible accommodation arranged over 3 floors and 2 acres of private maintained gardens.

The ground floor consists of a large South facing kitchen/breakfast room with a range of wall and base units and Aga, dining hall/drawing room, sitting room, study and further family room with double doors leading to the garden. A downstairs bathroom and separate utility complete this floor.

There is also an adjoining pool house which has been covered with a wooden platform and could be used as a garden room, office, or storage area. The Room is heated and has double glass fronted doors leading to the garden.

To the first floor are three double bedrooms, 2 with luxury bathrooms, the third being split level with a dressing room/study and en suite. Staircase to the second floor leads to a further two double bedrooms and bathroom.

Externally are beautiful gardens surrounding the property, sheltered parking and a driveway.

Furnishing

Unfurnished

Additional Payments

Deposit payable: £3,455.75 (5 weeks rent)

Holding Deposit: £691.15 (1 weeks rent)

Local Authority

Tonbridge and Malling Borough Council

Council Tax

Band = H

Energy Performance

EPC Rating = E





Local Information

The property is situated in an idyllic rural setting close to the popular Hadlow village, with a selection of local amenities, including bakery, chemist and village shop.

Comprehensive Shopping: Tonbridge, Royal Tunbridge Wells, Sevenoaks and Bluewater.

Mainline rail services: Tonbridge station to Cannon Street/Charing Cross/London Bridge.

Grammar Schools: Weald of Kent Girls Grammar and Judd School for Boys in Tonbridge, girls and boys grammar schools in Tunbridge Wells.

Private Schools: The Preparatory Schools at Somerhill. Hilden Grange Preparatory School in Tonbridge and Holmewood House Preparatory School in Langton Green. Tonbridge and Sevenoaks Public Schools.

Sporting Facilities: Mountains private health club and Nizels Golf and Fitness centre, both in Hildenborough. Moatlands Golf Club at Paddock Wood. 'Esporta' health and fitness club in Tunbridge Wells. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming Pools, the Angel Leisure Centre and a range of sporting clubs to include football, rugby, baseball, swimming and sailing. The surrounding villages and countryside offer lovely rural walks, country pubs and sporting facilities.

Excellent road links via the A26 and Seven Mile Lane to the Wrotham Heath interchange with M20 and M26 leading to the M25, other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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