



An attractive home set in splendid rural farmland

West Haxted Farm, Haxted Road, Edenbridge, Kent, TN8

£2,100 pcm plus fees may apply, Unfurnished
Available now, 12 months minimum tenancy



- Beautiful rural setting • Original features preserved • Cleverly designed to utilise the space • Garden with country views
- Double garage and workshop

About this property

A delightful detached barn conversion enjoying country views in the heart of rural farmland.

Benefitting from lateral living this property also benefits from features such as exposed beams and wooden flooring, the triple aspect living room has double doors also opening onto the garden, and is open plan with the contemporary, fully fitted kitchen.

The principal bedroom boasts an en suite shower room and double doors opening onto the garden. There is a further double bedroom and family bathroom.

Externally the property also has a double garage, workshop and private garden.

Furnishing

Unfurnished

Additional Payments

Deposit payable: £2,423.10 (5 weeks rent)

Holding Deposit: £484.62 (1 weeks rent)

Rent must be paid monthly in advance

Local Authority

Tandridge District Council

Council Tax

Band = E

Energy Performance

EPC Rating = C

Viewing

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





Local Information

Haxted village is located on the outskirts of Lingfield and Edenbridge and is approximately 20 minutes drive from the larger towns of Sevenoaks or Royal Tunbridge Wells.

Rail Services: Hurst Green train station offers services to central London via Victoria and London Bridge.
www.southeasternrailways.co.uk

Primary Schools: Cowden, Edenbridge, Hever and East Grinstead.

Grammar Schools: Tonbridge and Tunbridge Wells.

Private Schools: The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown. Holmewood House Preparatory School in Langton Green. Tonbridge and Sevenoaks Public Schools. www.kent.gov.uk. Telephone +44 (0) 1622 671411.

Leisure Facilities: There is plenty to cater for every taste in and around Edenbridge. Edenbridge has its own leisure centre and there is a choice of golf courses. There is racing at Lingfield Park and both Sevenoaks and Royal Tunbridge Wells provide a vast array of Sporting facilities and the area has many places of historical interest, lovely walks as well as pubs and restaurants.

Road Links: The A22 provides access to the M25 and thus London and the suburbs, the south coast, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B		
(69-80) C	76	
(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

West Haxted Farm, Haxted Road, Edenbridge, Kent, TN8
Gross Internal Area 911 sq ft, 84.6 m²



savills | savills.co.uk

Kiara Lewis
Sevenoaks Lettings
+44 (0) 1732 789 760
kiara.lewis@savills.com

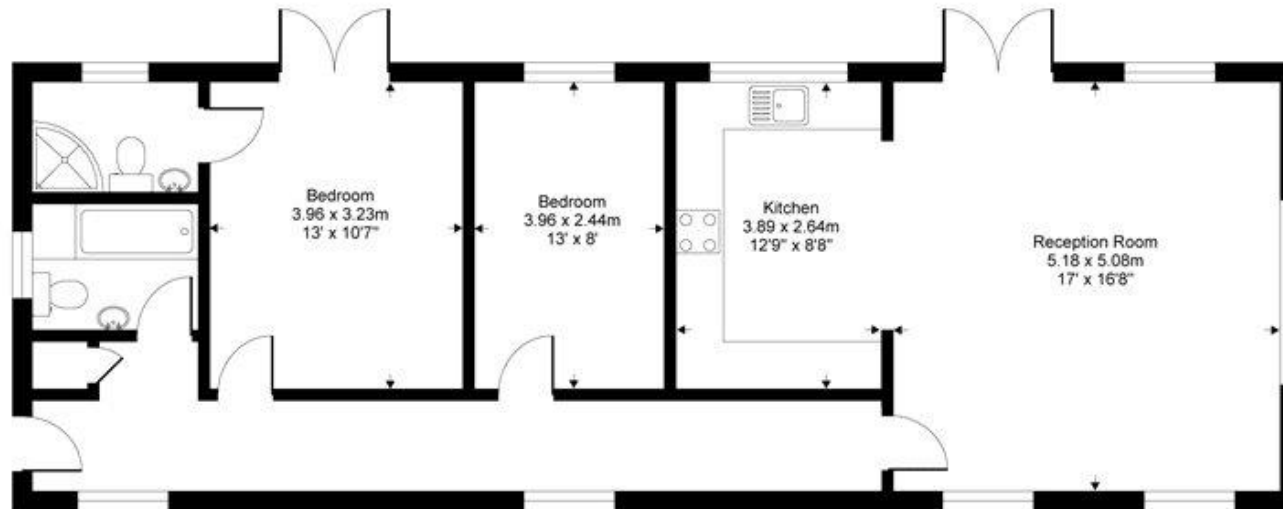
The Byre, Haxted Road, TN8

Gross internal floor area (approx):

84.6 sq m / 911 sq ft

For Identification only - Not to scale

Niche Communications



Ground floor

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, images 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. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*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).
Hard copy available on request. . 20221024MEHE



arla | **propertymark**

PROTECTED