



# The east wing of a Grade II Tudor country home

**Hoath House, Chiddingstone Hoath, Edenbridge, Kent, TN8**

£3,200 pcm plus fees apply, Furnished  
Available from 17.09.2020





• 6 MONTHS ONLY • Part of an historic property • Charming and characterful • Period features throughout • Lovely front gardens • Desirable off street parking

#### About this property

##### 6 MONTHS ONLY

Forming part of Hoath House, a Tudor farmhouse which was originally part of the Chiddingstone Estate. Initially a Tudor Hall House, the East Wing has been refurbished to create a beautiful family home with many of the original features retained.

Opening into an spacious entrance hall the adjoining dining room features an Inglenook fireplace and beamed ceiling whilst the formal drawing room offers similar character.

The kitchen/breakfast room is fitted with a range of cupboards and countertops with a large walk-in larder and space for a family breakfast table.

An internal hallway leads through to the family/games room with double doors to the rear of the property. The ground floor also offers a separate utility room, guest cloakroom and multiple storages cupboards.

On the first floor are four generously sized bedrooms of which one benefits from an en suite shower room. The large landing provides access to the very spacious family bathroom whilst the opposing landing gives access to an additional shower room.

Two separate staircases lead to three additional attic bedrooms and a further bathroom.

Externally there is a delightful mature garden to the front of the property which is well planted and bordered with shrubs to provide a degree of privacy. To the rear is a patio area and desirable off street parking.

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council  
Council Tax Band = H

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.







### Local Information

The property is close to the delightful hamlet of Chiddingstone Hoath, with its charming country pub and the historic National Trust village of Chiddingstone, home to Chiddingstone Castle.

Comprehensive Shopping: Sevenoaks 9.5 miles, Edenbridge 6.5 miles, Royal Tunbridge Wells 8 miles, Bluewater Shopping Centre.

Rail Services: Cowden Station (1.5 miles) to London Bridge and London Victoria. Fast mainline services to London Charing Cross/Cannon Street from Sevenoaks and Hildenborough stations. Other services to London Bridge/Victoria from Edenbridge.

Schools: Kent provides one of the most sought after education systems in the country and maintains the Grammar School system, (11 Plus entry exam). There is a broad mix of State and private at every level from pre-school to further education. Contact Kent County Council for further details:- 01622 696565 ([www.kent.gov.uk](http://www.kent.gov.uk)).

Road Links: The A21, M25 (Junction 5), M23 and M20 are very easily accessible from Sevenoaks as are Gatwick, London City and Heathrow airports and the Channel Tunnel.

Leisure Facilities: There is something for everyone in and around the local area. Clubs and activities cater for most needs. For more leisurely pursuits, there are cinemas, theatres, country walks and places of historical interest. London and all the Capital has to offer is 30 miles away. The South East coastal resorts are approximately an hour's drive away. Golf at Hever, Holtye and Nizels. Riding with the West Kent Hunt.



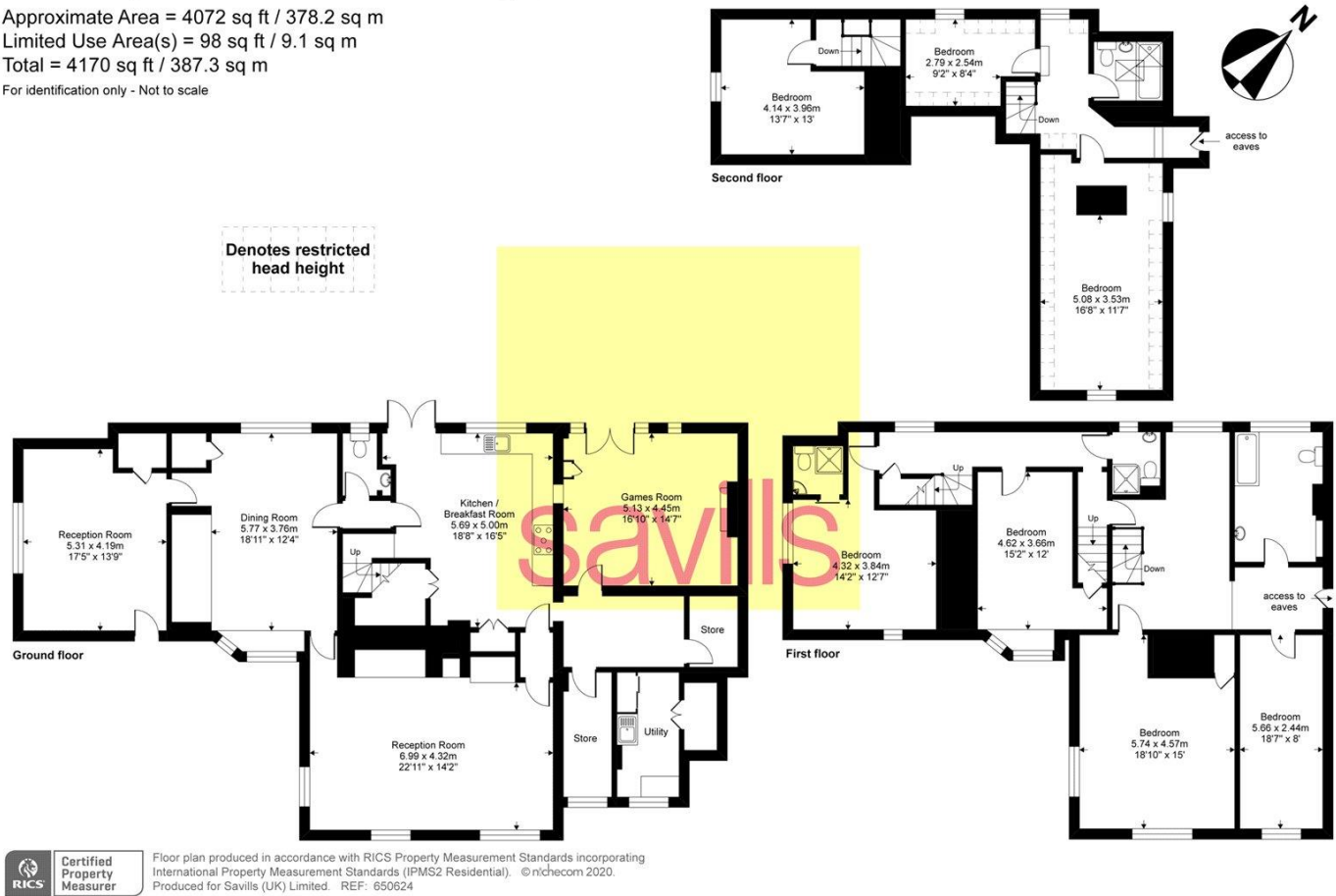


Hoath House, Chiddingstone Hoath, Edenbridge, Kent, TN8  
Gross Internal Area 4170 sq ft, 387.4 m²

Olivia Thomas  
Sevenoaks Lettings  
+44 (0) 1732 789 760  
othomas@savills.com

Chiddingstone Hoath, Edenbridge, TN8

Approximate Area = 4072 sq ft / 378.2 sq m  
Limited Use Area(s) = 98 sq ft / 9.1 sq m  
Total = 4170 sq ft / 387.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**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. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20200925MEHE

