



## A well presented home in a charming semi rural location

**New Cottage, Mill Lane, Underriver, Sevenoaks, TN15**

£1,950 pcm plus fees may apply, Unfurnished  
Available from now, 12 months minimum tenancy

savills



• A spacious family home • Well presented throughout • Idyllic location • Hildenborough station approx. 1.6 miles • Large garden with country views

#### About this property

Benefitting from a semi rural location and enjoying views across the Kent countryside, this semi detached home offers flexible accommodation spread over 2 floors.

opening into the entrance hall the family room boasts windows to both the front and rear of the property, flooding the room with natural light.

Across the hall is the spacious dining room, also benefitting from a dual aspect and natural light, as well as a door leading out to the spacious rear garden.

Adjoining is the kitchen fitted with a range of upper and lower cupboards, and a selection of appliances. A doorway leads through the ground floor cloakroom and also addition access to the side of the property.

Rising to the 1st floor, the principal bedroom boasts a built in wardrobe, as does the largest of the 2 further bedrooms. there is also the well appointed family bathroom fitted with a corner shower, vanity and W.C.

Externally the property is approached by a driveway providing off street parking. The front garden mainly laid to lawn with a planted shrubs.

To the rear, the garden is also mainly laid to lawn with views to the fields beyond.

Please note that no kitchen white goods area included.

#### Additional Payments

Deposit payable: £2,250 (5 weeks rent)

Holding Deposit: £450 (1 weeks rent)

#### Local Authority

Tonbridge and Malling Borough Council

#### Council Tax

Band = C

#### Energy Performance

EPC Rating = D

#### 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

This property is situated on the outskirts of the picturesque village of Underriver. It is set within the Kent Downs Area of Outstanding Natural Beauty and is also designated as Green Belt and a Special Landscape Area. The village benefits from a country pub, village hall and church, whilst being conveniently located for additional amenities in Hildenborough.

Local Shopping: Marks and Spencer Simply Food, Hildenborough.

Comprehensive Shopping: Sevenoaks, Tonbridge and Bluewater.

Mainline Rail Services: Hildenborough station and Sevenoaks station to London Bridge/Charing Cross/Cannon Street.

Primary Schools: Shipbourne, Hildenborough C of E, Stocks Green, St Margaret Clitherow Catholic, Weald, Long Mead and Leigh.

Secondary: Weald of Kent Grammar, Trinity and Knole Academy Schools in Sevenoaks. Judd Boys Grammar, Tonbridge Girls Grammar and Weald of Kent Girls Grammar in Tonbridge. Hillview School for Girls, Hugh Christie Technology College and Hayesbrook School for Boys in Tonbridge. St. Gregorys RC and Bennet Memorial Diocesan in Tunbridge Wells.

Private Schools: Hilden Oaks, Hilden Grange and Fosse Bank in Hildenborough. The Schools at Somerhill in Tonbridge. New Beacon, The Granville, Solefields and Sevenoaks Prep Schools. Walthamstow Hall for Girls in Sevenoaks. Sevenoaks, Sackville and Tonbridge Secondary Schools.

Leisure Facilities: Footpaths in the local area. Underiver Cricket Club. The National Trust Ightham Mote. Hildenborough tennis club. Nizels Golf and Country Club and Hilden Park Golf in Hildenborough. Wildernesse and Knole Golf Clubs in Sevenoaks. Sevenoaks Leisure Centre. Knole Park in Sevenoaks.



New Cottage, Mill Lane, Underriver, Sevenoaks, TN15  
Gross Internal Area 1036 sq ft, 96.2 m²



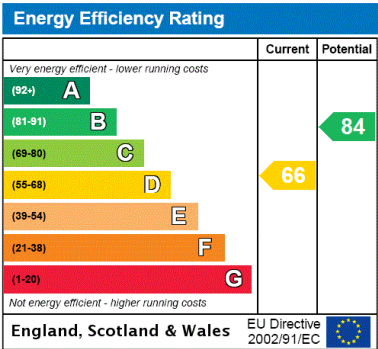
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Mill Lane, Sevenoaks, TN15

Approximate Area = 1036 sq ft / 96.2 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022.  
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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. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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