



A BEAUTIFUL 4 BEDROOM STABLE CONVERSION OVERLOOKING THE GREEN IN FRANT
THE GREEN, FRANT, TUNBRIDGE WELLS, KENT, TN3 9DS

Unfurnished/Furnished, £2,495 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available July 2019



• 4 bedrooms • 3 Bathrooms • 2 Reception rooms •
Kitchen / breakfast room • Entrance hall /study •
Utility room and larder • Courtyard garden • EPC
Rating = D • Council Tax Band = G

Description

The Stables is a charming detached period house overlooking the village green in Frant. The property offers versatile accommodation arranged over two floors. Character features include sash windows, rustic wooden panelled doors, exposed beams, brick walls and wooden floor boards.

GROUND FLOOR

Entrance hall with access to ground floor shower room leading into a spacious, light filled drawing room with open fireplace. The drawing room leads into the kitchen/breakfast room with French doors opening out to the courtyard garden. The modern, bright kitchen comprises a range of wall and base units with worktop over and tiled splash backs.

The kitchen also benefits from a larder and a separate utility room. An additional dining area/snug with wood burner completes this floor.

FIRST FLOOR

The old hay loft with its magnificent vaulted ceiling has been divided into two bedrooms, one with ensuite bathroom. There are 2 further bedrooms, and a family bathroom.

EXTERNALLY

There are tall gates which open onto a brick walled courtyard garden, which provides great privacy. There is a brick store/workshop to the rear of the garden with electricity and water.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



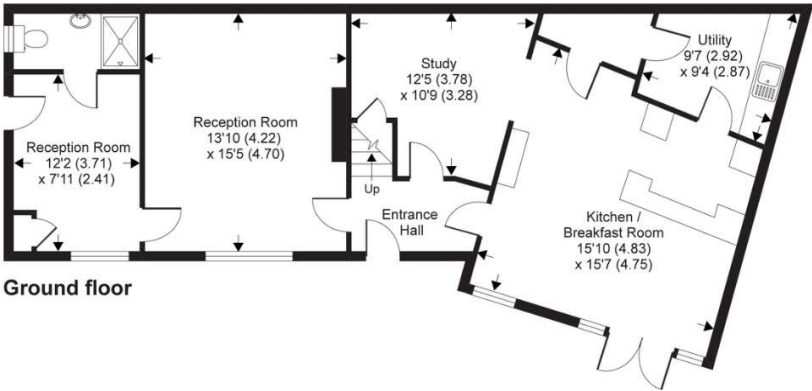
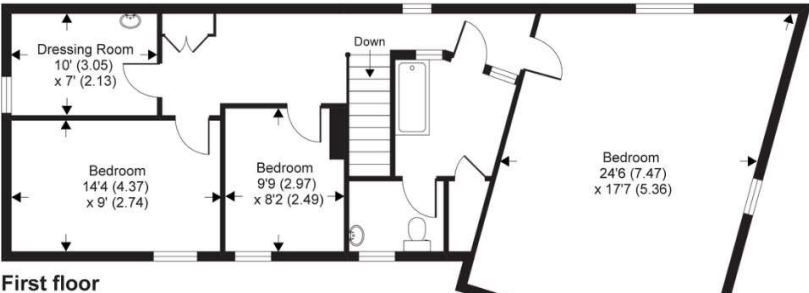
Frant, Tunbridge Wells, TN3

Gross internal floor area (approx):

172 sq m / 1856 sq ft

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 1772 sq ft, 164.6 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190423AAMW

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Tunbridge Wells Lettings

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