



## GRADE II LISTED HOUSE LOCATED WITHIN THE BAYHAM ABBEY ESTATE

BAYHAM ABBEY, LAMBERHURST, TUNBRIDGE WELLS, KENT, TN3 8BG

**Unfurnished, £2,800 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 10/10/2019**





- 4 Bedrooms • 2 Bathrooms • 2 Reception rooms
- Located within the Bayham Abbey Estate •
- Kitchen/breakfast room • Grade II listed • EPC Rating = E • Council Tax = G

### Situation

Situated within the beautiful Bayham Abbey Estate providing easy access to the A21 and Tunbridge Wells.

### Description

Part of a wing of the Grade II listed former stately home of the Marquis of Camden, dating from about 1870. Bayham Abbey is situated on the Kent and Sussex border, but well away from the roads and is approached by a long private drive through attractive countryside.

The accommodation is predominantly on one level comprising of an entrance hall leading through to an open plan kitchen/breakfast room with an island unit and range of wall and floor units, separate utility room, reception room with mezzanine area - ideal for a library or study, second reception room/ 4th bedroom, 3/4 bedrooms (en suite to master with sauna/ steam room) and family bathroom. There is a spacious study/ playroom to the first floor.

Externally, there is a good sized rear garden & garage ideal for storage.

### Energy Performance

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



# Jikoni, Bayham Abbey, Lamberhurst, Tunbridge Wells, TN3

Gross internal floor area (approx):

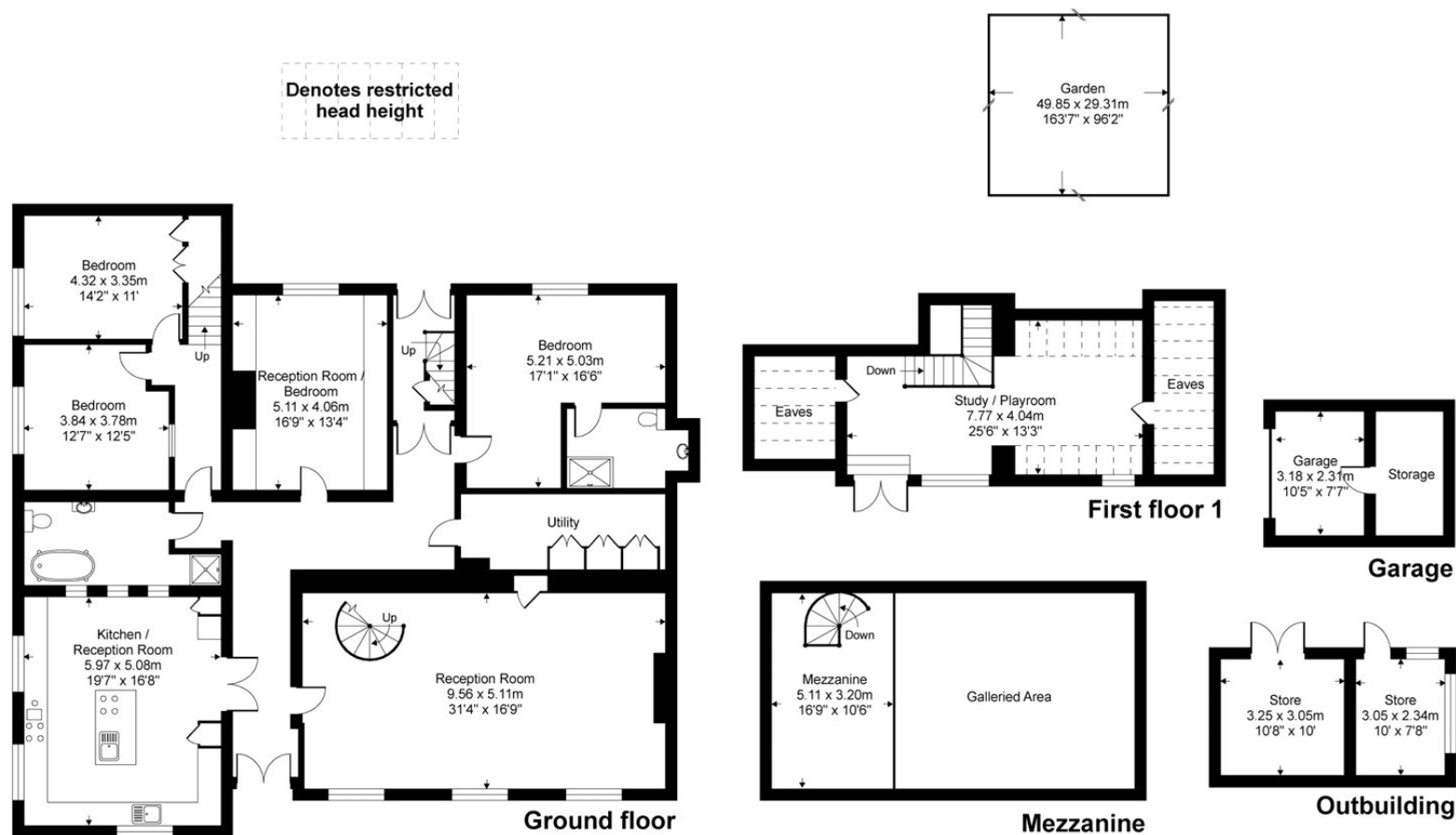
285.8 sq m / 3077 sq ft (Includes Detached Garage, Excludes Outbuilding & Restricted Head Height)

For Identification only - Not to scale

Niche Communications



Denotes restricted head height



## FLOORPLANS

Gross internal area: 3077 sq ft, 285.9 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





\*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](http://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.** 20181119AAMW

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## Tunbridge Wells Lettings

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