



A stylish 5 bedroom family home situated in the village of Kilndown

**Rogers Rough Road, Kilndown, Cranbrook, Kent, TN17**

£2,450 pcm plus fees apply, Unfurnished  
Available from 18.12.2019





5 bedrooms • 3 bathrooms • Further cloakroom •  
Kitchen/breakfast room • Reception room • Study • Patio •  
Garden • Off street parking

#### Local Information

Steeple House is situated within an Area of Outstanding Natural Beauty, set off a country lane in the middle of the village of Kilndown. The sought after village of Goudhurst is easily accessible providing good local shopping facilities and amenities, including a bakery, butcher & grocery store, chemist, newsagents, hairdressers, several public houses and a hotel.

#### About this property

This light and airy family dwelling benefits from a spacious open plan kitchen/breakfast room and a separate reception with solid oak wood antique flooring throughout. The well-presented reception goes through to a newly built study, both which overlook the pretty garden. The property maintains traditional characteristics despite its renovations, which can be seen in the feature windows in the stairway.

First floor accommodation provides five good sized bedrooms, two of which are en suite plus a separate family bathroom.

Externally, the dining area opens out onto a patio, with an elevated garden overlooking the church.

#### Furnishing

Unfurnished

#### Local Authority

Tunbridge Wells Borough Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.







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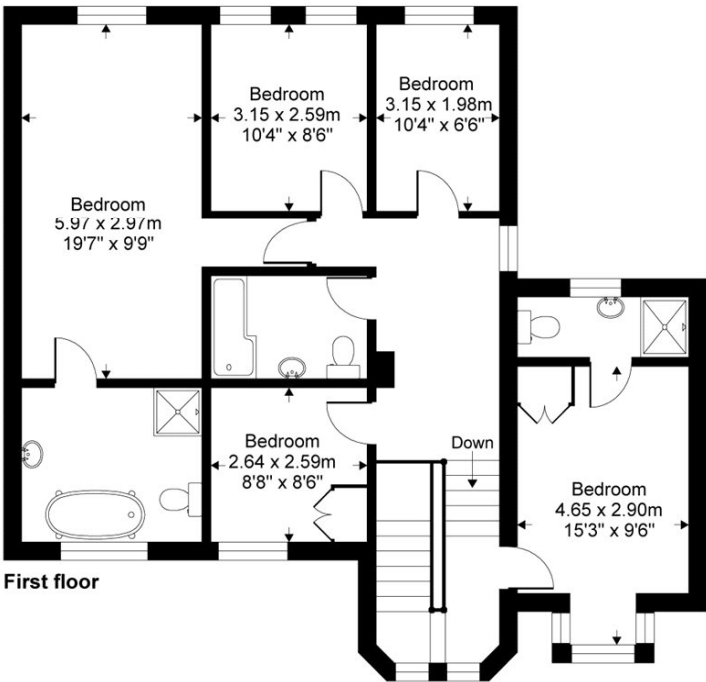
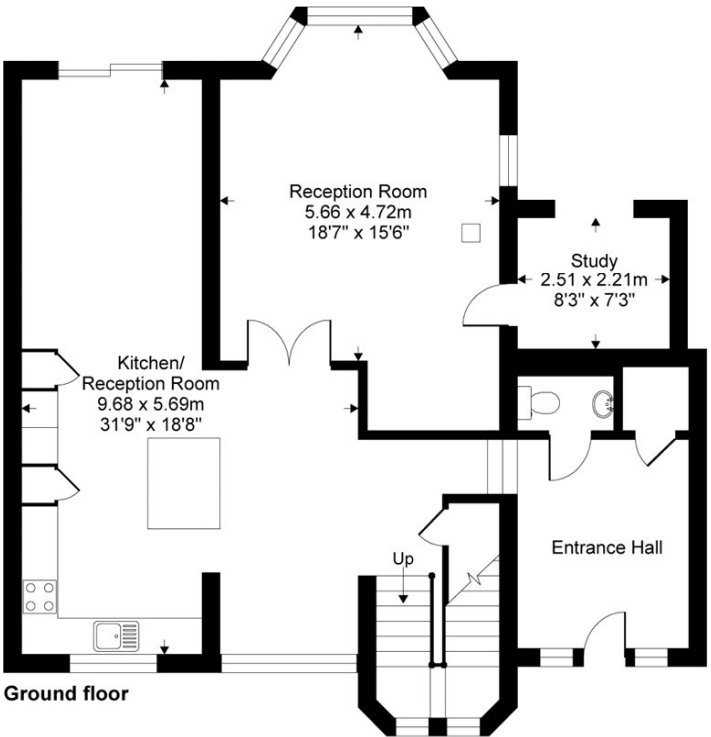
Gross Internal Area 2018 sq ft, 187.4 sq m

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Gross internal floor area (approx):  
187.4 sq m / 2018 sq ft (Excludes Storage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges 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. . 20191015AAMW

