



AN ELEGANT GRADE II* LISTED TOWN HOUSE SET AMIDST LOVELY WALLED GARDENS.

SMALLHYTHE ROAD, TENTERDEN, KENT, TN30 7LL

Unfurnished, £3,995 pcm + fees and other charges apply.*

Available from 03/08/2019



- 5/6 Bedrooms • 2 Bathrooms • 3 Receptions
- Georgian Town House • Four Reception Rooms
- Walled Gardens • Heated Swimming Pool •
- Ample Parking & Garaging • Conveniently Located • EPC Rating = To be confirmed • Council Tax = H

Description

Chestnut House is a most handsome and substantial town house which is well placed for the local amenities of the town, sits within attractive part-walled gardens with an outdoor swimming pool together with garaging for a number of cars.

The versatile family accommodation amounts to over 4,900 sq ft including a useful cellar/store room whilst retaining many period features throughout.

Ground floor accommodation consists of 3 spacious reception rooms, kitchen/breakfast room fitted with an extensive range of cupboards, a two oven Aga and various integral appliances. The interconnecting utility room has additional cupboards, French doors to the terrace and a spiral staircase leading up to the first floor.

A wide staircase leads from the reception hall to the generous first floor landing. Located over the first and second floors are 5 bedrooms, including the master bedroom with a dressing room, 2 bath/shower rooms and an excellent home office/study. A number of the bedrooms have period fireplaces, hand wash basins and/or built in cupboards.

Chestnut House is approached through double timber gates which open to a gravel drive leading to the rear of the house where there is ample parking and garaging for a number of cars. The property is sat within lovely gardens which extend mainly to three sides of the house. The outdoor swimming pool is surrounded by paved terracing and there is a detached pool house with shower facilities and games room.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



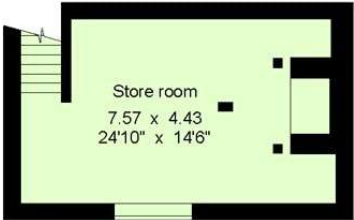
Chestnut House, Tenterden

Gross internal area (approx.)

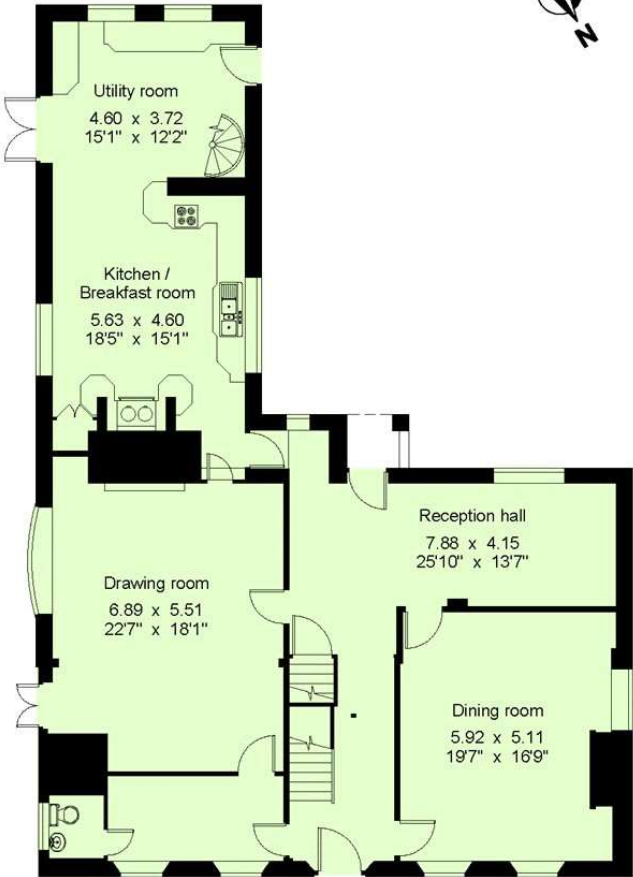
House - 456.0 sq m (4908 sq ft)

For identification only - Not to scale

© Trueplan (UK) Limited



Cellar



Ground floor

FLOORPLANS

Gross internal area: 4908 sq ft, 456 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190708JDCA

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, photographs 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. Tenants must satisfy themselves by inspection or otherwise.

Tunbridge Wells Lettings
Michael Churchill
michael.churchill@savills.com

savills.co.uk