



An elegant Grade II\* listed town house set amidst lovely walled gardens

**Smallhythe Road, Tenterden, Kent, TN30**

£3,995 pcm plus fees apply, Unfurnished  
Available from 22.08.2020



Georgian Town House • Three Reception Rooms • Walled Gardens • Heated Swimming Pool • Ample Parking & Garaging • Conveniently Located

#### Local Information

Shopping: Tenterden provides an excellent range of local shopping and leisure facilities. Further shopping and other facilities are to be found in Cranbrook, Tunbridge Wells and Ashford.

Education: There is a very good range of schools in the area in both the state and private sectors catering for children of all ages.

Mainline rail services: Fast and frequent services run from Headcorn to London Bridge, Waterloo East, Charing Cross and Cannon Street. There is a high speed line from Ashford International to St Pancras in about 37 minutes, Ashford International also provides direct services to the Continent.

#### About this property

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.

**Furnishing**  
Unfurnished

#### Local Authority

Ashford Borough Council  
Council Tax Band = H

**Energy Performance**  
EPC Rating = D





Smallhythe Road, Tenterden, Kent, TN30

Gross Internal Area 4908 sq ft, 456 m<sup>2</sup>

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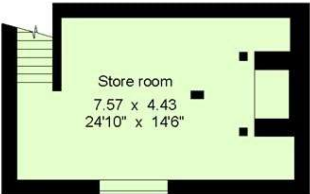
**Chestnut House, Tenterden**

Gross internal area (approx.)

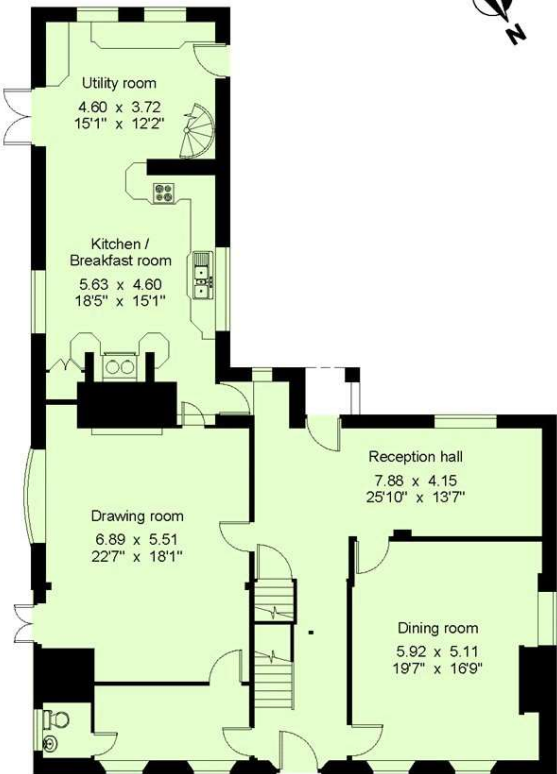
House - 456.0 sq m (4908 sq ft)

For identification only - Not to scale

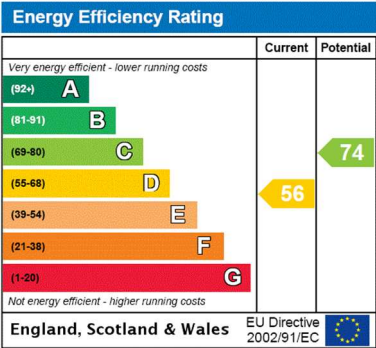
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Cellar



Ground floor



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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. Hard copy available on request. . 20200617AAMW

