

Payne & Co.



Tenchleys Park

Kent Hatch Road Limpsfield Chart Oxted RH8 OSZ

£2,000 Per Calendar Month



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Situation

In a lovely rural location directly joining national Trust common land and within about two miles of Oxted town centre which offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From Oxted proceed east on the A25. At the Limpsfield traffic lights proceed straight on and at the brow of the hill turn right into Kent Hatch Road. Proceed for about one mile and the turning to Tenchleys Park is on the right hand side shortly before the turning on the left to The Carpenters Arms public house. Turn right into Tenchleys, through the gate and bear immediately right and continue until reaching communal parking area. SatNAV RH8 0SZ

To Be Let

A rarely available two bedroom modernised characterful cottage located in beautiful rural position offering spacious accommodation.

Further benefits include a large private garden and parking. The property is available for occupation in mid July.

Front Door Leading to Lobby

Cloaks cupboard, door to:

Hallway

Underfloor heating.

Stairs to First Floor

Utility Room

Rear aspect double glazed window, range of eye and base level units, wood effect work surfaces, stainless steel sink with mixer tap and drainer, washing machine and tumble dryer, wall mounted Worcester boiler, door to:

Cloakroom

Side aspect frosted double glazed window, white sanitary suite comprising; close coupled toilet with dual flush, vanity unit mounted corner wash hand basin, extractor.

Lounge/Diner

Side aspect double glazed windows and French doors, underfloor heating.

Kitchen

Side aspect double glazed windows and door, underfloor heating. Range of eye and base level units, wood effect work surfaces, stainless steel sink, drainer and mixer tap, inset 4 ring wipe

Tel: 01883 712261

clean electric hob and stainless steel oven below and extractor over, integrated dishwasher, tall Bosch fridge freezer.

Landing

Doors to:

Bathroom

Velux roof light, 4 piece white sanitary suite comprising; vanity unit mounted wash hand basin and mixer tap, close coupled w.c., with dual flush, shower enclosure with integrated Aqualisa controls, bath with mixer tap, chrome heated towel rail, underfloor heating, extractor.

Bedroom One

Side aspect double glazed windows.

Bedroom Two

Side aspect double glazed window.

Outside

Rear Garden comprises an area of patio adjacent to the rear elevation with the remainder laid to

lawn and some hedging defining the boundaries. Parking is provided within the nearby communal car park.

11. A proposed tenant will be required to make an administration payment on agreeing to rent the property of £250.00 (two hundred and fifty pounds) which will be held by the agent and put towards the cost of applying for references. Should a tenant decide against proceeding after arrangements are put in hand and references applied for, the £250 will not be returned as this will be placed to offset agent costs. Should the tenancy not proceed at the landlords instigation this sum will be returned in full.

12. Water rates payable in advance (six months) £260.00

13 Carpet cleaning in advance - £150.00

14 Deposit for remote control for gate £65.00



Road Map



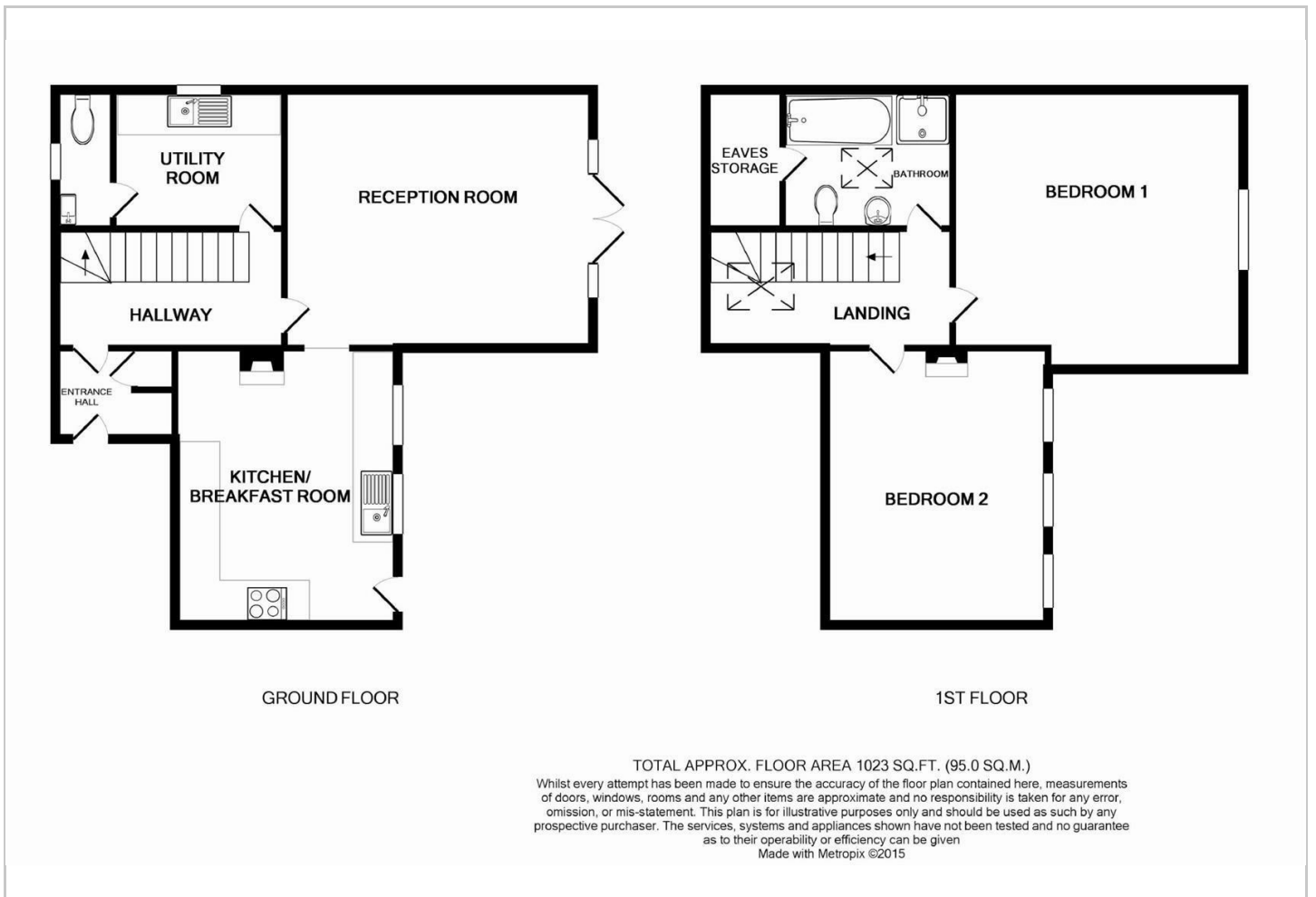
Hybrid Map



Terrain Map



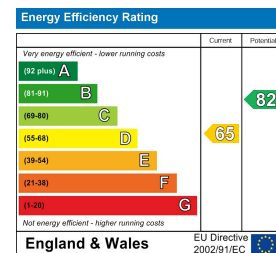
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.