



## Hoppers Barn The Cut, Smarden TN27 8QN

Hoppers Barn is an impressive modern 4/5 Barn Conversion set in a charming rural position offering far reaching delightful countryside views of the North Downs.

**£2,750 Per Month**



### Description

The accommodation of this attractive property includes on the ground floor; large entrance hall, open plan kitchen / dining / family room, double aspect sitting room, snug / bedroom 5, utility room, wc and shower room.

On the first floor; master bedroom with en suite bathroom and walk in wardrobe / dressing room, 3 further double bedrooms, one with en suite bathroom, family bathroom / shower room. Large loft space on second floor for storage only.

Exterior: Enclosed rear courtyard garden / terrace, shed / summer house, garden to the front, large double garage and ample off street parking.

Occupying a rural farm hamlet located on the outskirts of Smarden, this stunning contemporary barn conversion was completed in 2021. One of two converted barns, the light and airy open-plan configuration provides well-proportioned family accommodation complemented with an attractive enclosed garden and terrace together with a detached double garage.

EPC: D

COUNCIL: ASHFORD BOROUGH COUNCIL

TAX BAND: E

EICR: YES

UNFURNISHED - PETS CONSIDERED

### Location

Local & Comprehensive Shopping: The pretty village of Smarden (1.5 miles) has a variety of amenities including a village cooperative shop with post-office, butchers, art gallery and three public houses. Headcorn has a wider range of shops, restaurants, takeaways and Sainsbury's supermarket.

Mainline Rail Services to London Bridge, London Waterloo and Charing Cross run from Pluckley (2.1 miles) and Headcorn (5.3 miles), with access to London Victoria from Charing. There is a high speed service from Ashford (8.9 miles) to London St Pancras in about 37 minutes.

Education: There is an excellent selection of schools in both the state and private sectors at primary and secondary levels. In the state sector there are grammar schools for boys and girls in Ashford, Maidstone, Canterbury and Faversham, various local primary schools and in the private sector independent girl and boy's schools in Benenden, Hawkhurst, Ashford, Sutton Valence, Canterbury and Tonbridge.

\*All distance and travel times are approximate.

### Tenant Fees

Tenant Fees

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

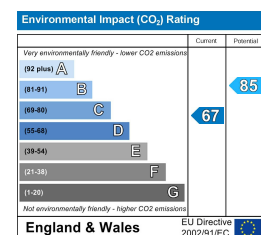
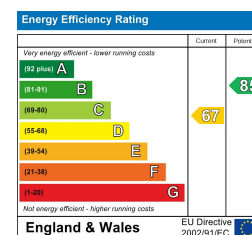
Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Zoopa.co.uk

rightmove.co.uk

The Property Ombudsman

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