



**Tiffenden Manor Harbourne Lane
Ashford, Kent TN26 3JE**

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£7,500 Per Month

£7500 per month is exclusive of Periodic Garden Maintenance, Swimming Pool and Security / Alarm maintenance - this is to be arranged and agreed by separate negotiation - Price on Application.

This is a rare and exceptional 6 bedroom country house set in beautiful gardens and grounds with breath-taking and unspoilt rural views. Sitting in a peaceful rural position, the property has been appointed to the highest of standards and benefits from tennis court, heated swimming pool with adjacent pool house which includes a high specification gym with state of the art equipment and ample garaging and parking.

Accommodation

The accommodation comprises; on the ground floor - large kitchen / breakfast / dining room with central island, underfloor heating and electric Aga. Boot room / utility room with dog shower. Wc / cloakroom. Large sitting room with inglenook fireplace and modern wood burner. Large study, snug / library with open fireplace. Games / media room. On the first floor - Bedroom 1 (double), family bathroom with walk in shower and his and her sinks. 3 further double bedrooms, including master bedroom with vaulted ceiling and stand-alone bath, dressing room and en-suite shower room with his and her sinks. Further en-suite bathroom and another high specification family bathroom. On the second floor, Bedrooms 5 and 6 (both doubles), one with en-suite shower room, wc, eaves storage and gun cupboard.

The exterior includes; double garage with electric doors, additional garage for garden storage, garden workshop and shed. High specification swimming pool, pool house with impressive gym. Immaculate tennis court, garden terrace, further gardens and grounds of approximately 3 acres and ample driveway parking.

Part Furnished - negotiable (Unfurnished is possible - Price on Application)

Exclusive of the monthly rent of £7500 per month is Periodic Garden Maintenance, Swimming Pool and Security / Alarm maintenance - this is to be arranged and agreed by separate negotiation - Price on Application.

Services - Mains electricity, Mains water, Oil fired central heating, Private drainage.

EPC: E EICR: YES

Location

The property is situated on the outskirts of the popular village of High Halden and offers a variety of local amenities including a well-stocked village store and a popular pub, The

Chequers on the Green. The historic town of Tenterden is just a few miles to the south with its busy High Street shops, supermarkets and leisure centre. The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37 minute High Speed trains from Ashford International along with Eurostar services to the Continent. Access to the M20 is also from Ashford.

Fees

Tenant Fees - From 1st June 2019

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)

£90 (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)

£90 (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.



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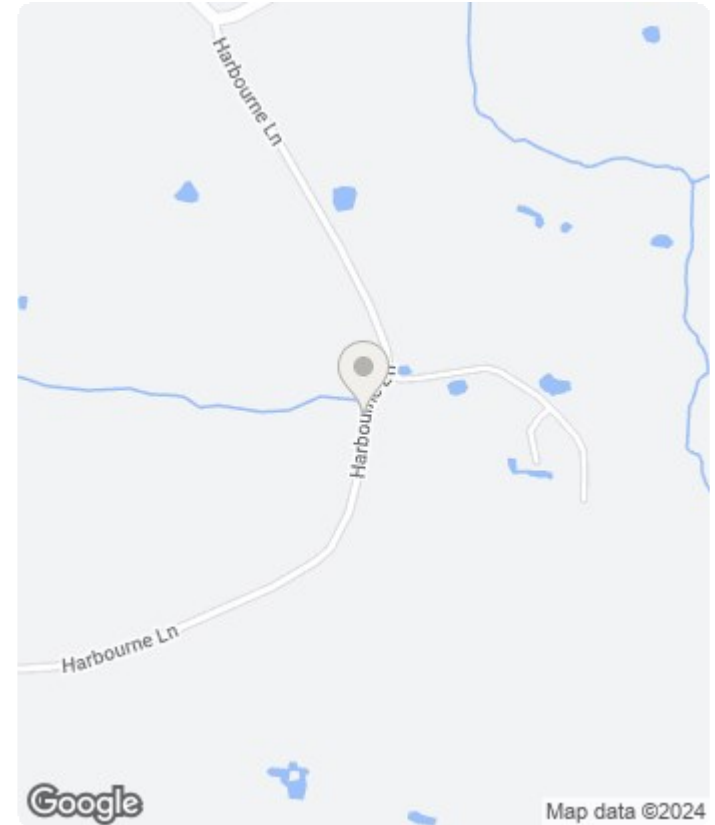
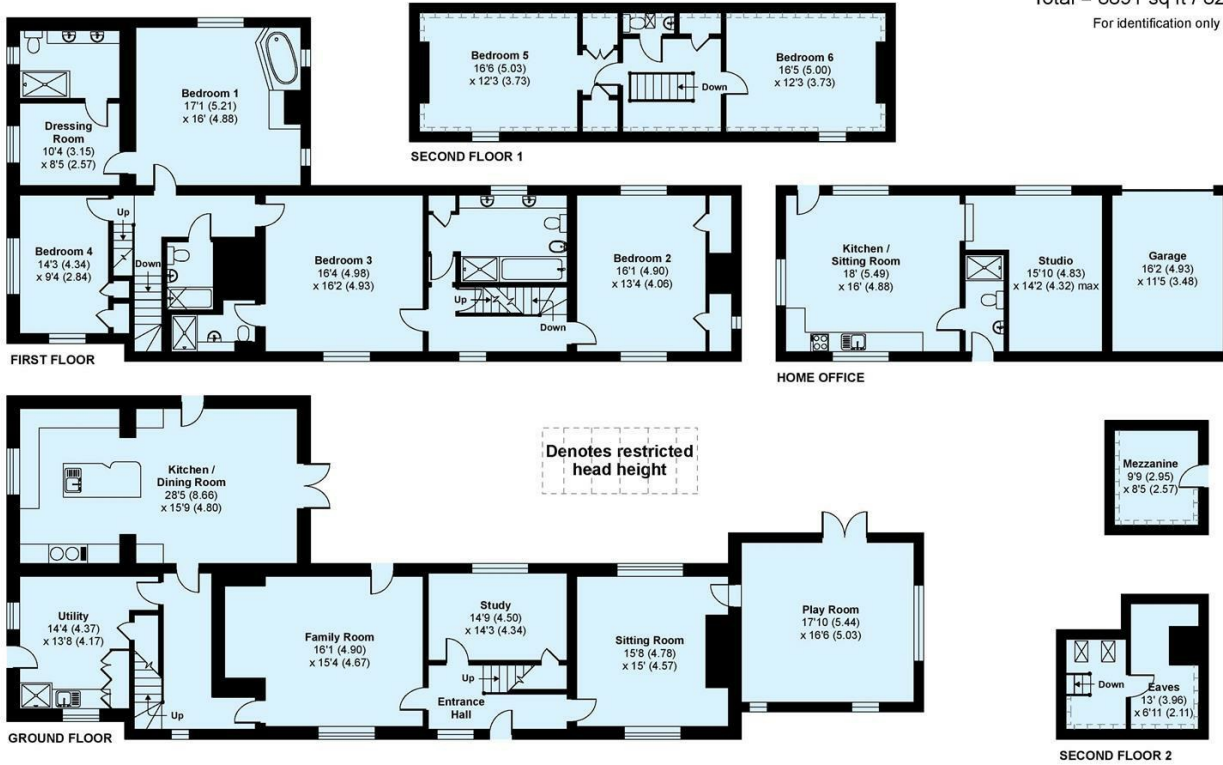
Approximate Area = 4881 sq ft / 453.4 sq m (Includes Home Office And Excludes Garages)

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Outbuilding = 3931 sq ft / 365.2 sq m

Total = 8891 sq ft / 825.9 sq m

For identification only - Not to scale



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.



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