



East Ongley Barn Ongley Lane, Ashford Kent TN27 8HF

An exceptional and beautifully converted 4 bedroom detached barn finished to exacting standards, set in approximately an acre of pretty grounds with unspoiled, breath-taking and far reaching rural views and within the prized Cranbrook School Catchment Area.

£3,500 Per Month



Description

The accommodation includes: high-specification kitchen with granite work tops and integral appliances, quality wooden flooring, carpets and high ceilings throughout, utility room, wc / cloak room, enormous and incredibly light open plan living / dining space with floor to ceiling windows and glass doors to rear terrace and garden, large mezzanine multi-purpose space / home office, 3 immaculate high spec bathrooms (2 en suite), astroturf garden terrace, large garden laid to lawn, patio / deck, pretty pond, garage, barn store / outbuilding and ample driveway parking.

Garden: Periodic garden maintenance is included in the monthly rent.

Services: Mains Gas, Oil Fired Central Heating, Mains Water, Private Drainage

Council: Ashford Band: F

EPC: C

EICR: YES

PETS: CONSIDERED

Location

The property is located on the outskirts of the attractive village of Biddenden with its excellent village store, restaurants, cricket club and primary school and the sought after market town of Cranbrook with its nationally recognised Grammar school.

Other local attractions include the Sissinghurst Castle Gardens and the 13th century church in Biddenden as well as various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

Local and comprehensive shopping: Biddenden, Cranbrook and Tenterden have various supermarkets, independent shops, pubs and restaurants. Tunbridge Wells has an excellent shopping centre, restaurants, boutiques, cinema and bowling complex.

Mainline rail services: Headcorn station, just under a 10 minute drive away, has fast and frequent services to London Bridge, Waterloo, Charing Cross and Cannon Street in 58 minutes. A high speed link from Ashford International to London St Pancras takes 37 minutes.

Services: Mains Electricity, Mains Water, Oil Fired Central Heating, Private Drainage

EPC: C

Council: Ashford

Education & Leisure/sporting facilities: There is an excellent selection of schools in both the state and private sectors at primary and secondary levels. Cranbrook Rugby Club, golf clubs include Hemsted Forest, Chart Hills, Rye, sailing, fishing, riding, walking, and mountain bike trails at Bewl Water, Bedgebury Forest and Pinetum.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8, providing links to Gatwick and Heathrow airports and other motorways.

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.

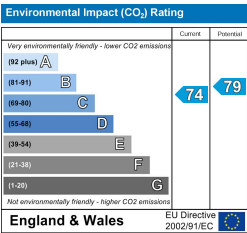
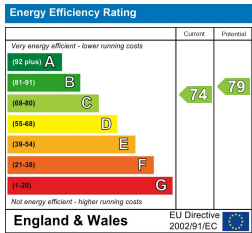
Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged 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.

2 Windmill Oast
Windmill Farm Benenden Road
Rolvenden
Kent
TN17 4PF
01580 242700
<https://www.valeandmarsh.com>

