



ORCHARD HOUSE

Goodley Stock Road, Westerham, Kent TN16 1SH

TENANCY	AST for 12 MONTHS +
SIZE	3 BED
RENT	£1,850 pcm
AVAILABLE	Immediately

FEATURES

- Delightful Grade II Listed Detached Cottage
- Superb Country Setting
- 3 Bedrooms (3rd accessed through main bedroom)
- Inglenook Fireplace
- Private Road
- Gardens & Parking
- Part of the Squerries Estate

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

Orchard House is a delightful Grade II Listed detached cottage located on the Squerryes Estate. The property is situated on a private drive serving a number of other Squerryes Estate properties. Westerham town centre is a few minute's drive away with its selection of shops, cafés and restaurants.

DIRECTIONS

From our office, head west on the A25. Goodley Stock Road will be found after half a mile on your left. The private lane accessing Orchard House is the first turning on the right and the property is the first house on the right.

KEY FEATURES

- > 3 Bedrooms (3rd bedroom off master bedroom)
- > Dining Room
- > Sitting Room with inglenook fireplace
- > Kitchen
- > Downstairs cloakroom/utility
- > Family Bathroom

ACCOMMODATION

Entrance with doors to:

Dining Room: 4.72m x 2.95m Window with view over farmland.

Sitting Room: 4.94m x 6.34m Featuring an Inglenook fireplace and beamed ceiling with two sets of windows overlooking the rear garden.

Kitchen/Breakfast Room: 2.65m x 4.36m Beamed ceiling with range of newly fitted wall and base units. There is an inset electric hob with an oven and grill under and an extractor canopy above. Windows to the front garden.

Cloakroom/Utility Area: 2.82m x 2.32m Housing a newly upgraded boiler and space and for a washing machine and other appliances. WC, wash hand basin, velux window and door and window to the rear garden.

Stairs rise via a door from sitting room to:

First Floor

Bedroom 1: 4.38m x 3.40m With exposed timbers and window overlooking rear garden. There is a range of fitted wardrobe cupboards with additional storage above. A decorative fireplace and a step up to door to:

Bedroom 3: 5.16m x 3.10m Window to side overlooking fields, built-in double wardrobe with single cupboard over. (**Note:** Access to the 3rd bedroom is through Bedroom 1).

Bedroom 2: 2.91m x 3.28m With exposed timbers, corner wash basin and window overlooking rear garden.

Bathroom: 4.49m x 1.92m Family bathroom with roll top, free-standing bath with centred taps and shower hose attachment, separate newly installed shower, WC and wash basin. There is a range of cupboards including the airing cupboard and window overlooking rear garden.

OUTSIDE

The front garden is mainly laid to lawn with stock fencing to the front and an area of paving which leads to a wooden storage building. The rear garden is laid to lawn with some established trees and planting. There is off road parking directly in front and adjacent to the front garden.

GENERAL INFORMATION

Services:	Oil and electricity
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'F'. Council Tax for the financial year 2021/2022 is £2,984.69
EPC Rating:	Exempt
Other:	The property is fully managed by Karrison.

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,850 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. The property is served by a cesspit. A holding deposit of 1 week's rent will also be required. Further details on request.

VIEWING & FURTHER INFORMATION

Alison Hiller or Susanna Lawrence
01959 563888
or visit : karrison.co.uk

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.

