



7 CHEVENING VILLAGE, CHEVENING



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CHEVENING ROAD
CHEVENING
NR SEVENOAKS
KENT TN14 6HG

Chipstead 1 mile • Westerham 3 miles • Sevenoaks station 4 miles
(All distances are approximate)

TO LET £1,600 pcm - unfurnished

**A charming Grade II listed terraced cottage
in the sought after village of Chevening**

2 Reception Rooms • Kitchen • Utility Room
2 Bedrooms • Family bathroom
Outbuilding • On road parking
A garage may be available for rental
by separate negotiation

**Contact : Sam Benson - 01342 410122
agency@rhrwclutton.co.uk**



SITUATION

The property is situated in a peaceful location close to the church in the sought after village of Chevening, forming part of the prestigious Chevening Estate. Sevenoaks lies within 4 miles to the east and Westerham 3 miles to the south west. Sevenoaks railway station offers a regular services to London (Charing Cross and Cannon Street) with a journey time of about 30/35 minutes. The M25 orbital motorway is easily accessible, giving an easy link to Gatwick and Heathrow airports as well as the continental ferry ports and Channel Tunnel. A range of schooling is available locally including Chevening St Botolphs Primary School, secondary schooling and with private schools, Radnor House School in Sundridge and Sevenoaks School in Sevenoaks also within easy reach.

DESCRIPTION

7 Chevening Village is a Grade II listed, village house with much charm and character. The accommodation, which has recently been refurbished, comprises a cream shaker style





kitchen with space for breakfast table and with spaces for electric oven, dishwasher and fridge freezer and **two reception rooms**, one with feature fireplace. There is a utility/cloakroom with plumbing for a washing machine and space for condensing tumble dryer. A part glazed door from the kitchen leads to the rear garden.

From the first floor, doors lead off to **two good sized bedrooms**, each with built in wardrobes and a pleasant outlook, and a modern family **bathroom**.

OUTSIDE

The property has an enclosed rear garden mainly laid to lawn with flower bed and shrub borders and a terraced area adjoining the rear of the property. Beyond the garden is an outbuilding suitable for garden storage. Parking is available on Chevening Road on a first come first serve basis.

TENANCY

The property is to be let, unfurnished, on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing monthly thereafter by agreement.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one weeks rent) and will issue third-party referencing forms for completion.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton and will be held in a designated account and registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.





SERVICES

Mains electricity, gas, water and drainage. The central heating system is gas fired.

EPC

An Energy Performance Rating has been assessed at Band D.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Sevenoaks District Council (Band E), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of RH & RW Cluttons Tenant Fees, please visit www.rhrwclutton.com/informationfortenants.

MAINTENANCE

The tenant will be responsible for maintaining the garden and the interior of the house. The landlord will be responsible for the exterior and the structure of the house.

PETS

Pets will only be allowed with the landlord's specific written permission and, if permitted, an additional rent of £20pcm per pet shall be payable in addition to the monthly rent.

DIRECTIONS

From Sevenoaks take the A25 westbound towards Westerham and just before the junction with the A21 turn right signposted Chipstead. At the junction in the centre of the village turn left into Chevening Road signposted Chevening. Follow the road over the bridge across the M25 and at the crossroads proceed straight across to Chevening village.

VIEWING

Strictly by appointment with the landlord's managing agents, [RH & RW Clutton](http://RH&RWClutton.com) - 01342 410122.

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