

btf

Land & Property Experts



TO LET

TWISDEN OAST

CRANBROOK ROAD · TENTERDEN · KENT TN30 6UW

**TWISDEN OAST
CRANBROOK ROAD
TENTERDEN
KENT TN30 6UW**

<i>Tenterden</i>	-	<i>2.1 miles</i>
<i>Biddenden</i>	-	<i>3 miles</i>
<i>Cranbrook</i>	-	<i>6 miles</i>
<i>Ashford</i>	-	<i>15 miles</i>
<i>Maidstone</i>	-	<i>17 miles</i>

A four bedroom detached house set within 0.66 acres of fenced gardens laid to lawn located within the High Weald National Landscape.

- A detached four bedroom property
- Unfurnished
- Substantial landscaped gardens
- Far reaching views
- Off road parking for multiple vehicles

GUIDE RENT: - £2,000 per calendar month

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

Twisden Oast is situated within the rural hamlet of Parkgate, 2 miles to the west of the town of Tenterden which provides a range of facilities including high street, supermarkets and a secondary school. Ashford lies 15 miles to the east and contains a main-line train station providing access into Central London in 37 minutes, in addition access is available onto the national motorway network via Junction 9 and 10A of the M20.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

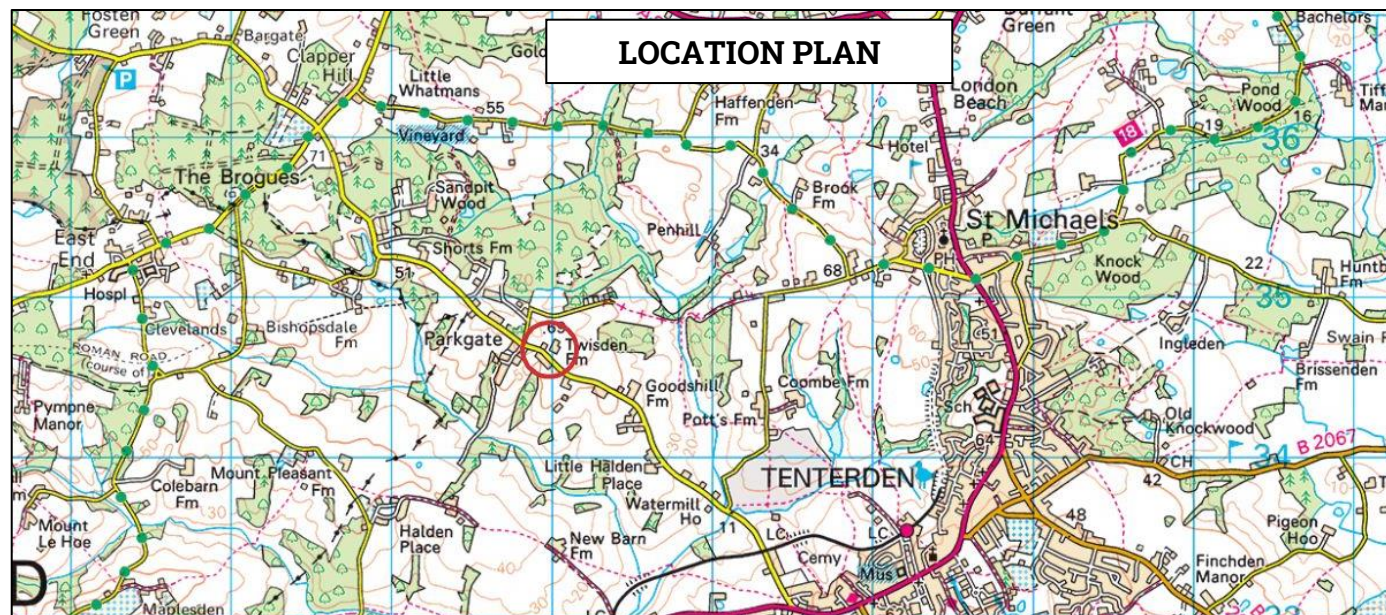
DIRECTIONS

From the centre of Tenterden drive south down the High Street and turn right onto Cranbrook Road for 1.4 miles, the property is then on your right, following a private drive which leads to the property.

From Biddenden follow the Tenterden Road (A262) south and turn right onto Biddenden Road and follow this for 0.9 miles and turn right onto Tenterden Road for 1.4 miles. The property will then be on your left.

WHAT 3 WORDS

///desiring.sensitive.helping





GENERAL DESCRIPTION

Twisden Oast comprises a detached house of solid brick construction with tile-hung upper elevations, under a hipped clay tile roof. The internal accommodation is arranged over two floors and comprises of the following:

Front Door to an **Entrance Hall** with a door to **WC** a further door leads to an open plan **Kitchen/ Dining Room** with fitted floor and wall units, oven, electric counter top hob and white goods. Door leads to the **Sitting Room** with a wood burning stove and French doors to the garden. Stairs lead from the Dining Room to the First Floor Landing with doors leading to **Bedroom 1** (double), **Bathroom** with WC, wash hand basin, bath with over head shower, **Bedroom 2** (double), **Bedroom 3** (double) and **Bedroom 4** (double).

Outside

There are lawned **Gardens** to the front, sides and rear with boundaries comprising fencing and mature hedges and fenced off pond. There is off road parking for multiple vehicles.



GARDEN

SERVICES

Twisden Oast is connected to mains water, mains electricity and oil central heating throughout. The drainage is to a septic tank system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is directly from Cranbrook Road over a private track.

COUNCIL TAX

The property is rated as Band G with Ashford Borough Council.

EPC RATING

EPC Band D- A copy of the Energy Performance Certificate is available from the letting agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in March 2025.

LOCAL AUTHORITY

Ashford Borough Council, International House, Dover Pl, Ashford TN23 1HU

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending tenants should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being let.

TERMS OF TENANCY

- Term** - Minimum 12 month term
- Type** - Assured Shorthold Tenancy
- Clauses** - No subletting
- All outgoing are the responsibility of the tenant
- Rent** - £2,000 per calendar month

AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of

viewings whether accompanied or not. Viewings are strictly by appointment only with the Landlord's sole agent. If you would like to view, please contact Sophie Evans on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07507 419673 (Sophie Evans)

Email: challock@btfpartnership.co.uk



Bedroom 1



Bedroom 2



Dinning Room



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

10 1