



Ibbett Mosely

Lunchwood Cottage Rockfield Road,
Oxted, Surrey, RH8 0HB



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A BEAUTIFUL MUCH ADMIRER PERIOD COTTAGE, RECENTLY MODERNISED WHILST RETAINING MANY FEATURES, SITUATED IN A SOUGHT AFTER RESIDENTIAL ROAD ACCESSIBLE TO BOTH OXTED AND HURST GREEN STATIONS AND OTHER AMENITIES. AVAILABLE MID NOVEMBER UNDER THE TERMS OF AN ASSURED SHORTHOLD TENANCY AT A RENT OF £1,395 PER CALENDAR MONTH

- 2 Bedrooms
- Recently Fitted Kitchen/Breakfast Room
- Gas Central Heating
- Unfurnished
- Shower Room
- Cloakroom and utility Area
- Parking
- Living Room
- Double Glazed Windows
- Cottage Garden

A charming cottage of character with brick elevations under a part Mansard and part cat-slide tiled roof with distinctive Dutch style gables to the ends. The property is available from mid-November under the terms of an Assured Shorthold Tenancy and can be on a long term agreement.

ENTRANCE HALL

With stairs to first floor with cupboard under, door to

LIVING ROOM

With radiator, double glazed window, exposed floor boards, tiled surround to fireplace and sliding doors to small STUDY AREA with double glazed skylight window with views from it to the south.

KITCHEN/BREAKFAST ROOM

newly fitted with a good range of painted wood base and wall units, built in appliances including dish washer, fridge/freezer, hob, oven, extractor hood and microwave. Single drainer 1 1/2 bowl sink unit, part tiled walls, radiator, double glazed window, space for table and chairs and access to a UTILITY

AREA to the back with double glazed skylight window.

REAR HALL

With door to garden and storage cupboard

CLOAKROOM

With w.c., hand basin and radiator.

FIRST FLOOR

STAIRS AND LANDING

With radiator and double glazed window

BEDROOM

With radiator, double glazed window and wardrobe cupboards.

BEDROOM

With radiator, double glazed window and eaves cupboard

SHOWER ROOM

Recently refitted with shower cubicle, w.c., hand basin, extractor fan and chrome ladder style towel rail.

OUTSIDE

Parking space. Cottage garden with lawn, plants and shrubs and good screening from adjoining properties.

A



EPC Rating- E

AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants £144 per person inc. VAT for referencing. There is also an administration charge of £216 inc. VAT for the tenancy agreement plus the cost of the professional inventory which is dependent on property size.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.

The logo for Ibbett Mosely, featuring the company name in a white serif font on a dark green rectangular background.

Westerham 01959 563265

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www.ibbettmosely.co.uk

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