



Frittenden Road,
Ashford TN27 8LF
£1,450 Per Month

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Nestled on Frittenden Road in the charming village of Biddenden, Ashford, this stunning detached bungalow offers a unique blend of modern comfort and serene seclusion. Recently renovated to a high standard, this delightful two-bedroom lodge is perfect for those seeking a peaceful retreat.

This property is immediately available and can be let furnished or unfurnished.



A more detailed description:

Upon entering, you will be greeted by a spacious reception room that is filled with natural light, creating a warm and welcoming atmosphere. The two generously sized double bedrooms provide ample space for relaxation and rest, making this an ideal home for a professional couple or single occupant. The modern fitted kitchen is equipped with contemporary appliances, ensuring that cooking and entertaining are a pleasure. The stylish bathroom complements the overall design, providing a tranquil space for unwinding after a long day.

Set within the grounds of a private house, this unique lodge enjoys a wonderful sense of privacy and tranquillity, allowing you to escape the hustle and bustle of everyday life. The property also benefits from parking for two vehicles, adding to the convenience of this lovely home.

Finding the right tenant is particularly important. The landlord is seeking a quiet, respectful professional couple or single occupant who will appreciate the peaceful setting. Due to the nature and location of the property, it is unfortunately not considered suitable for applicants with children.

Whether you are looking for a permanent residence or a weekend retreat, this charming lodge on Frittenden Road is a rare opportunity, combining comfort, style, and a picturesque setting. Don't miss the chance to make this exceptional property your next home.

Location:

Biddenden village is known for its picturesque charm and rural character, which makes it a desirable location for those looking to live in a peaceful, idyllic setting.

The village is located in the Weald of Kent, an area of outstanding natural beauty with rolling hills, woodlands, and historic villages. The village still retains some of its history including the famous sign the conjoined twins known as The Biddenden Maids. Biddenden is renowned for being the home of Kents original vineyard producing award winning

varieties of wines, ciders and juices.

Headcorn train station is just 2.6 miles (also accessible via the no12 bus) and has direct trains to London in 1 hour or via Ashford International with the High Speed rail link to St Pancras International or Eurostar link to the continent. 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. For dining and entertainment, Biddenden has a newly refurbished historic pub- The Red Lion, post office and village shop, Bakehouse cafe, The West House - a Michelin-starred Graham Garrett restaurant, Bloomsburys and a Chinese takeaway if you don't feel like cooking.

The local pub is the charming and traditional Three Chimneys, featured in the Michelin Guide and just 2 miles from Lashenden. Biddenden has a successful tennis and squash club which also has a bar and there is a wellness centre with exercise classes at Bloomsbury's. The renowned Nick Faldo designed Chart Hills Golf Club is a short distance out of the village.

There are also two children's playgrounds, a village primary school and a toddler group run weekly at the village hall. The village also has a 13th century church which runs regular events. More extensive shopping is available in the nearby picturesque tree-lined town of Tenterden or Headcorn.

Terms for Holding Fee**Holding Fees & Deposit**

The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) =



Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7 days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

- The applicant provides false or misleading information
- The applicant fails a Right to Rent Check
- The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not to let the property to them or within 7 days of the "deadline for agreement" passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant's responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the 'deadline for agreement'. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide

in writing when the proposed tenancy can be taken. This could be more or less than the 14 days outlined in the 'deadline for agreement.' Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.

For more information on Tenant and Landlord Fees please visit:

<https://www.thecolesgroup.co.uk/tenant-guide/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Location Map

