



**Price**

**£3,750 PCM**

Fees Apply



Available 16/08/24

**Smarden Road  
Pluckley TN27**

*Wards*  
Helping you move forwards



## Main Features

- Country home
- Stunning property
- One bedroom annex
- Period features
- Extensive outbuilding
- Garage and barn parking



Deposit required is £4,326.92  
Ashford District - Council Tax Band Tax Band F

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Ashford 01233 639654 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

Entrance lobby 3.25 x 1.72  
Kitchen dining room 7.7 x 6.68  
Lounge 4.96 x 4.49  
Snug 4.34 x 3.69  
Landing  
Bedroom 4 3.58 x 3.1  
Bedroom 3 4.89 x 3.68  
Bedroom 2 4.11 x 3.41  
Family bathroom 3.1 x 2.54  
Master bedroom 6.37 x 3.7

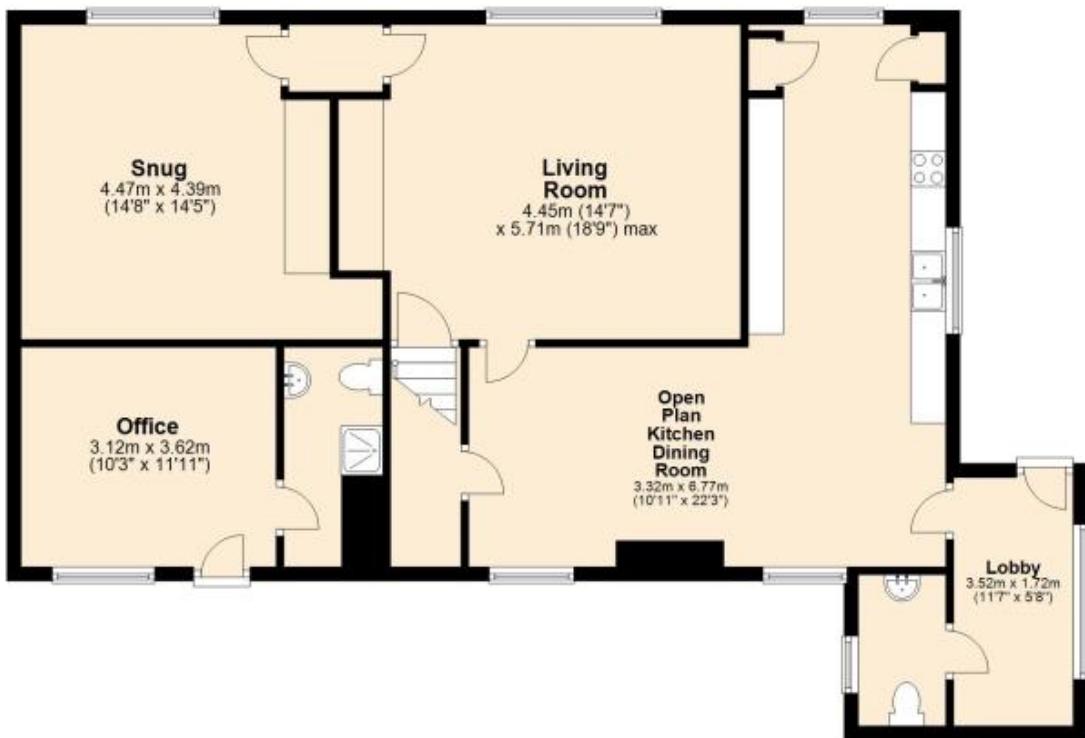
### En suite

Dressing room  
Office / bedroom 5 3.69 x 3.12  
Wet room



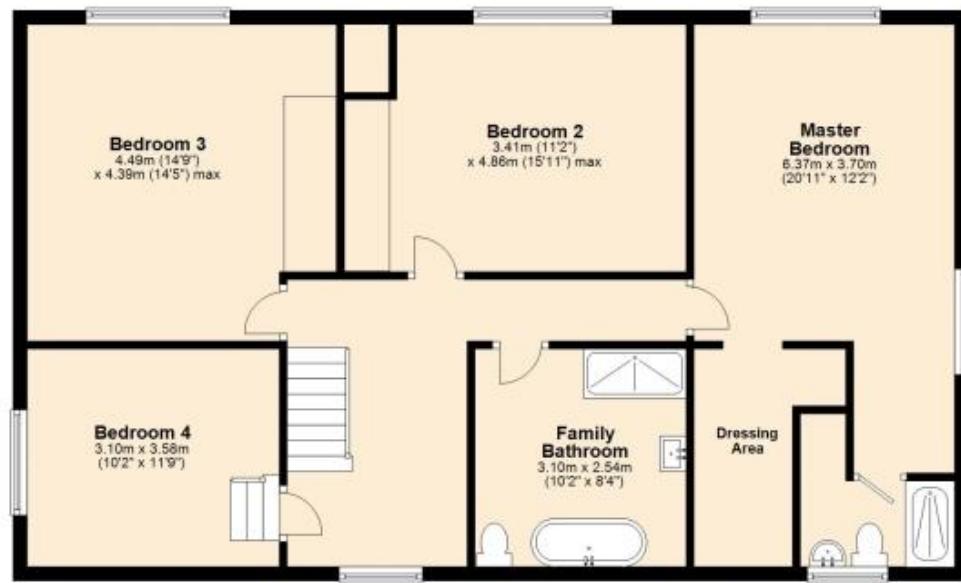
### Ground Floor

Approx. 109.7 sq. metres (1180.5 sq. feet)



### First Floor

Approx. 100.7 sq. metres (1083.9 sq. feet)



Total area: approx. 210.4 sq. metres (2264.4 sq. feet)