



Redlands Lane

Mid Holmwood, Dorking, RH5

£2,300 pcm

Exquisite character Farmhouse in a picturesque setting hidden in the Surrey Hills, Mid Holmwood, near Dorking. Surrounded by Farmland with exceptional views, this property has just been refurbished to an exceptional standard and is available now.



Property Features

- Stunning Character Farmhouse
- Wood Burning Stove
- Four Bedrooms
- Far Reaching Views
- Detached
- Two Bathrooms
- Brand New Kitchen
- Ground Floor Cloak Room
- Large Garden
- Exposed Beams

Full Description

DESCRIPTION

This charming four-bedroom, detached character farmhouse has been thoughtfully and tastefully refurbished to a high standard and is set in a quiet rural location adjoining farmland with far reaching views over the Surrey Hills.

Accommodation Comprises:

GROUND FLOOR

Large kitchen/dining room with oven, hob and extractor, dishwasher, space for a large fridge/freezer – with plumbing for water connection if required; large 'L' shaped living room with wood burning stove; cloakroom/utility room with plumbing for washing machine.

FIRST FLOOR

Large master suite with dressing room and en-suite bathroom; family bathroom; two further bedrooms.

SECOND FLOOR

Single bedroom with pitched beamed ceiling and landing study area.

OUTSIDE

There is an attached storeroom, mature gardens with large lawned area, garden pond, summerhouse and off road parking for 2 cars.

PLEASE NOTE

This is not your average home - character and charm come at a price, there are areas of restricted head height in most of the primary living accommodation.

SITUATION

Mid Holmwood is located approximately 2 1/2 miles south of Dorking. There is a range of shops located in North Holmwood and Beare Green, approximately 1 1/2 miles to the south of the property, where there is also a local train station. Dorking offers a comprehensive range of shops and restaurants, a mainline train station offering services to London Victoria and Waterloo.

Gatwick airport is approximately 20 miles distant and London approximately 31 miles.



SERVICES

Private Drainage. Oil Fired Central Heating, Mains Water, Mains Electricity.

FURTHER INFORMATION

All applications are subject to review and confirmation by the Landlord, satisfactory references and where relevant, guarantor references. The Landlord and his agents reserve the right to select a Tenant on merit rather than a first come first served basis.

The Landlord is offering a 12-month initial fixed term on a standard Assured Shorthold Tenancy, reverting to a monthly periodic thereafter.

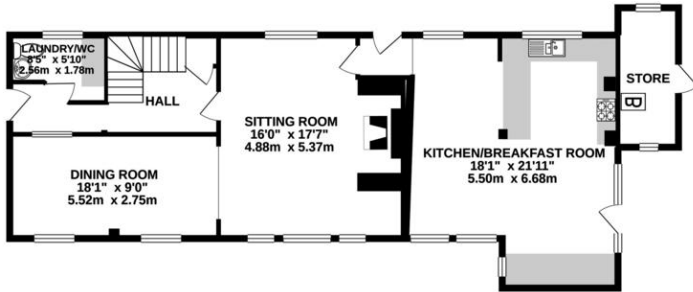
A Tenancy Deposit of 5 week's rent is required to be paid before the start of the Tenancy, along with the first month's rent up front. These funds are required prior to the Tenancy Agreement being signed.

After dealing with your initial enquiry, Hestia Lettings and Management will pass on relevant contact details and information, all viewings will be undertaken by the Landlord.

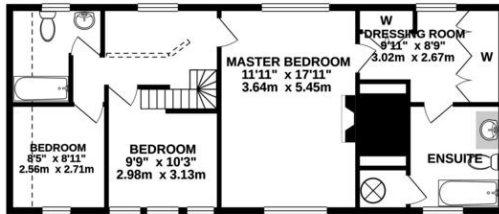
Please ensure that you understand the costs involved and have looked at the property details carefully before viewing the property to avoid any wasted journeys. The Landlord is available to answer any queries and there is an applicant guide available which you should read before making an offer.



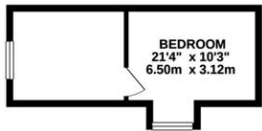
GROUND FLOOR



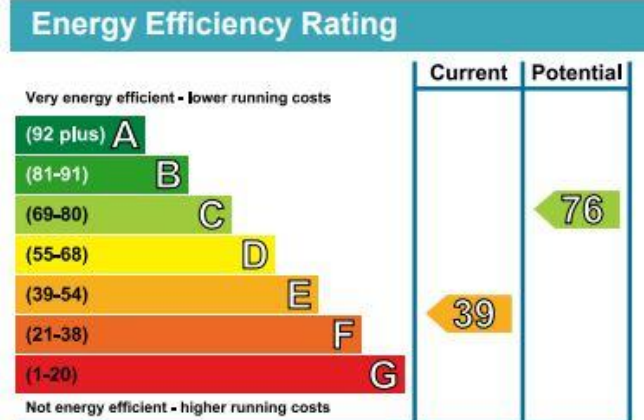
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements