



Redlands Lane

Mid Holmwood, Dorking, RH5 4EL

£2,750 pcm

Exquisite character Farmhouse in a picturesque setting hidden in the Surrey Hills, Mid Holmwood, nr Dorking. Surrounded by Farmland with exceptional views.



Property Features

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

Full Description

This charming four-bedroom detached character farmhouse is beautifully presented 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.

There is a large 'L' shaped living room with wood burning stove; cloakroom/utility room with plumbing for washing machine.

Please note that a fridge freezer and washing machine are not provided.

FIRST FLOOR

Large principal 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.

The property is accessed via a farm track.

Being a listed building it is not the most energy efficient. Please refer to the EPC.



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.

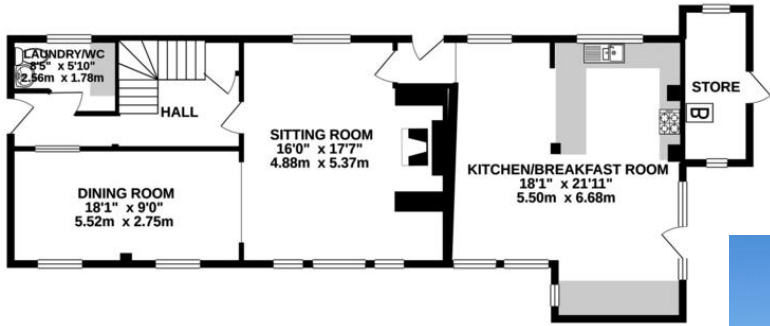
FURTHER INFORMATION

Pets may be considered on a case by case basis.

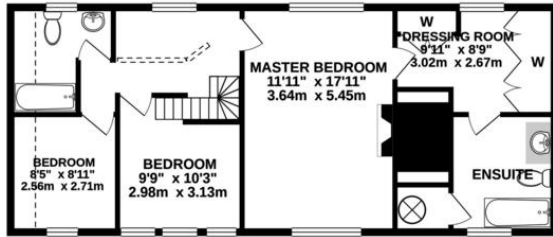
After dealing with your initial enquiry, Hestia Lettings and Management will pass on relevant contact details and information, all viewings will be undertaken by the Landlord.

Council Tax Band G
EPC E

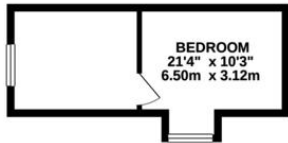




1ST FLOOR



2ND FLOOR

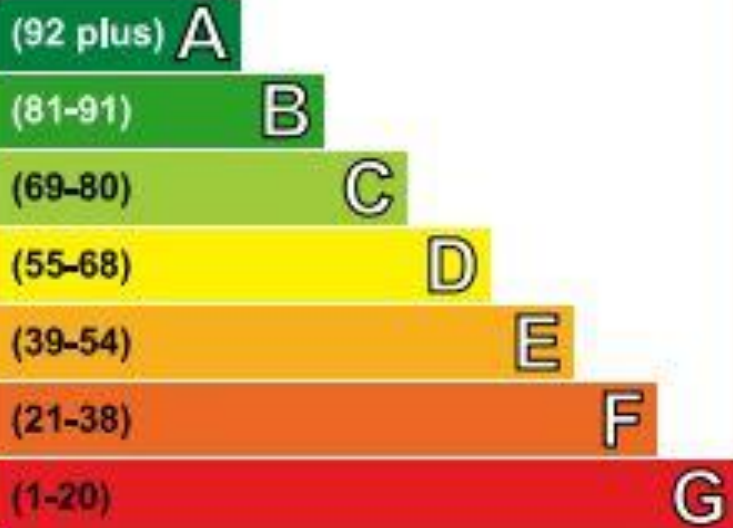


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	76
39	

Argosy House
Collins Court
39 High Street
Cranleigh
GU6 8AS

www.hestiapropertylettings.co.uk
cranleigh@hestiapropertylettings.co.uk
01483 276565

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