



Holmoak, Great Bookham, Surrey, KT23 4FN

Available Early September

£6,250 PCM



- AVAILABLE EARLY SEPTEMBER
- SECURE GATED LUXURY FAMILY HOME
- BI FOLD DOORS & WINDOWS
- 4 BATHROOMS
- ROOF TERRACE
- UNFURNISHED/PART FURNISHED OPTIONAL
- TOP OF THE RANGE KITCHEN
- 6/7 BEDROOMS
- OUTDOOR ENTERTAINING AREA
- DOUBLE GARAGE AND AMPLE PARKING

Description

KITCHEN/OPEN PLAN FAMILY ROOM: Luxury kitchen with Quartz worktops and integrated appliances including built in CDA beer machine, Neff Microwave oven, Neff warming drawer, two Neff slide and hide ovens, Neff hob. Integrated Bosch dishwasher, and two integrated full size fridge/freezers. Kitchen island with space for multiple bar stools. Open plan living/dining area, making the room a versatile space. Bifolds opening to the rear garden. Secret door to the snug.

SNUG: Generous room with double aspect 90 degree bifold windows and door to the side of the property with hard wood flooring.

UTILITY ROOM: Fully fitted, with two washing machines and a dryer. With a door to the side of the property.

GROUND FLOOR BATHROOM: Fully fitted bathroom with walk in shower and separate bath and wall hung wash hand basin. Obscured glazed window to the side of the property.

CLOAKROOM: Wc and obscured glazed window.

PLAYROOM/BEDROOM 7: With bay window to the front of the property.

STUDY: Good sized study with bay window to the front of the property.

STAIRS RISING TO:

MASTER BEDROOM: Generous sized double room with neutral carpets and window to front aspect. Walk in dressing room with window to the side of the property. Jack and Jill door opening to Bedroom 6, perfect for a nursery.

ENSUITE 1: High quality free standing copper bath with handheld shower attachment, wc, and his and hers wash hand basins and heated towel rail.

BEDROOM TWO: Good sized double room with window to front aspect.

FAMILY BATHROOM: High quality white suite comprising bath with hand held shower attachment. White sanitary ware with separate bath, wc, wash hand basin. Obscure glazed window.

BEDROOM THREE: Double bedroom with wooden flooring and window to the rear overlooking the garden.

BEDROOM FOUR: Double bedroom with wooden flooring and window to the rear overlooking the garden.

BEDROOM FIVE: Double bedroom with wooden flooring, storage cupboard and door leading to master bedroom.

MEZZANINE BEDROOM 6: There is a final guest bedroom, which has its own en-suite shower room, bedroom area, stairs to a mezzanine level and a door out to a large roof terrace.

ENSUITE: Ensuite shower room with shower, wall hung basin and wc. Window to side aspect.

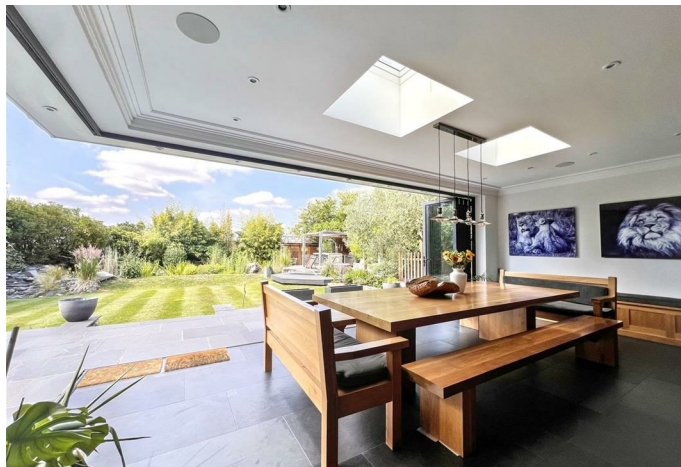
OUTSIDE: The private rear garden has been designed for entertaining with a built-in fire pit, an outdoor kitchen and separate pizza oven area. The lawn is a good size and enclosed by mature trees and borders, providing privacy. There is a fresh water pond at the rear. At the front there is parking for three cars on the driveway and access to a double garage. Opposite the property there is further parking on a green, which also acts as a play area. Regular gardening service included.

EPC

C

Council Tax

G



INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Lettings in a Box. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.



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LETTINGS