



Lawrence Lane, Buckland, Surrey, RH3 7BE

Available June 2024

£4,250 pcm

Lawrence Lane, Buckland, Surrey, RH3 7BE

- AVAILABLE JUNE 2024
- UNFURNISHED
- IMPRESSIVE GRADE II LISTED SIX BEDROOM FARMHOUSE
- TWO RECEPTION ROOMS AND CONSERVATORY
- NEWLY FITTED KITCHEN AND UTILITY ROOM
- THREE BATHROOMS
- REFURBISHED THROUGHOUT
- EXTENSIVE GARDEN AND LARGE DRIVEWAY
- OUTSTANDING RURAL SETTING YET WITHIN A FEW MINUTES DRIVE OF REIGATE TOWN CENTRE



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#### ENTRANCE PORCH

#### ENTRANCE HALL

Spacious entrance hall with Coat room and cupboard under the stairs.

#### RECEPTION ROOM 1

Large dual aspect sitting room with impressive feature fire place and fully-functional log burner. Benefits from built in bookshelves and a further entrance.

#### RECEPTION ROOM 2

Spacious dual aspect sitting room with floor to ceiling shelving, a fully-functional log burner and a feature mantelpiece.

#### KITCHEN

Fitted kitchen, includes an electric double oven, electric hob and dishwasher.

#### UTILITY ROOM

Utility room with a Belfast sink, ample cupboard space and a washing machine.

#### CONSERVATORY

Accessible from the kitchen, the conservatory benefits from a feature Reigate stone wall and panoramic views of the garden. Double doors open onto the garden.

#### WC

Accessible from the landing, the WC has a sink and toilet.

#### MASTER BEDROOM

Dual aspect master bedroom benefitting from high ceilings, built in storage and a feature fireplace.

#### FAMILY BATHROOM

Bathroom complete with full-sized bath, sink and vanity, toilet and a full height storage cupboard.

#### SHOWER ROOM

Shower room complete with a shower, heated towel rail, toilet and sink.

#### BEDROOM 2

Expansive dual aspect bedroom with walk in wardrobe and original beams.

#### BEDROOM 3

Well proportioned double bedroom with original beams.

#### BEDROOM 4

Small double bedroom.

#### BEDROOM 5

Small double bedroom with original beams.

#### BEDROOM 6

Single bedroom with original beams.

#### BATHROOM

Good sized bathroom with full-sized bath and shower over, toilet, sink, shelving and access to wrap around eaves storage.

#### GARDEN

Beautiful mature gardens with ample parking to the front of the property. Outbuilding accessed via the utility room and further garden shed from the rear garden.

Council Tax Band – G

Energy Rating - E



## 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, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### Rent

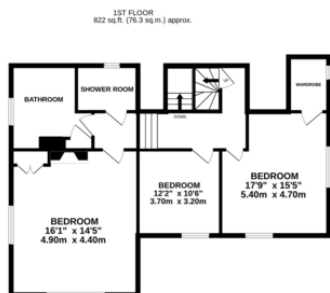
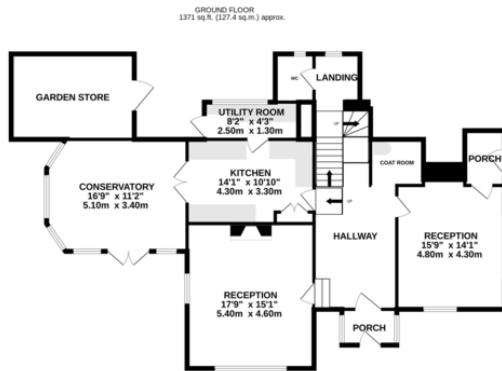
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### 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.



TOTAL FLOOR AREA: 2729 sq.ft. (253.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

