

TERRA COTTA

Independent Estate Agents

2 Old Hatch Barns, Dorking Road, Abinger Hammer, Surrey RH5 6SB



A stunningly presented 4 double bedroom, 5 bathroom bespoke detached barn available for short lets from 1 month upwards, a turn key property with price to include all utilities including council tax & a gardener, with laundry changes & cleaning also available at an extra cost. The property was completely restored only 2 years ago, is set in circa 1 acre of gardens with a swimming pool & views with direct access to lovely walks (N.B. the garden, pool & gym are shared with the neighbouring barn). The property benefits from numerous exposed beams & stone walls combined with the comfort & luxury of modern bathrooms, kitchen, an extensive utility/boot room & underfloor heating. Spacious accommodation includes a magnificent entrance hall open plan to the hand crafted kitchen with island & breakfast bar & an extensive dining area. The kitchen leads to an 18ft utility room with boiler room & wet room, & provides access to the courtyard & gym. There are also 2 double bedrooms with ensuite shower rooms, a 3rd double bedroom & family shower room downstairs. The first floor has a large mezzanine overlooking the ground floor & comprises a reception area & study. Double doors lead to the sitting room, with further double doors providing access to a private courtyard garden. The mezzanine also leads to a 450 ft master bedroom suite with pitched ceiling & an ensuite bathroom with freestanding bath & a separate shower cubicle. Outside the property (& barn opposite) are accessed via electric double gates, the courtyard provides off-street parking for several cars & leads to a car port & store. Steps lead up to a lawned garden (also accessed from the private rear courtyard garden), with table & chairs at the far side enjoying views over the barns & beyond. Situated within 1/2 mile of Abinger Hammer village, 1 mile of Gomshall & 2 miles of Shere village. Must be seen to be appreciated !

Directions :

From our office in Shere, proceed on Middle Street away from stream. Turn right at the T-junction, past the Doctors Surgery up to the A25. Turn right towards Dorking, continue through Gomshall village, under the railway bridge towards Abinger Hammer, where you will find a pair of barns on your left, just after the Tillingbourne Trout Farm on your right.

Price £12,000 pcm Fully Furnished to include all facilities & utilities



Terra Cotta (Estate Agents) Ltd



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - H

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)
On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent.
Terra Cotta cannot be held responsible for any misstatement, error or omission.

Registered Office : Teal House, Middle Street, Sherem, Surrey GU5 9HF. Registered No. 03516147