

TERRA COTTA

Independent Estate Agents

Hillview, Horsham Road, Holmbury St Mary, Surrey RH5 6NH



A spacious & well presented 3-4 double bed detached family home with parking & garden located in the heart of the Surrey Hills. Ground floor accommodation comprises a large sitting room with feature fireplace, a further large reception room/bedroom 4 with feature fireplace & double doors leading to the side garden, a family room with stable door leading out to the rear garden, a well fitted kitchen with separate breakfast area, a small study, utility room, walk-in pantry & wc. The first floor offers a master bedroom with ensuite shower room, 2 further large double bedrooms & well fitted family bathroom. The property benefits from many period features & has just been redecorated throughout, some new carpets pending. Outside the property offers an area of off-street parking for numerous cars & private gardens to the side and rear. Situated within 1/2 mile of the village green, pubs, cafes & small local shop & within easy access of the A25, Dorking & Guildford.

Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue along this road for a couple of miles towards Holmbury St Mary village, past Felday Houses (a cul-de-sac on your left) & the Holmbury St Mary village sign, & the small area of parking on your left adjacent to Tralee Lodge, where you will find Hillview just after that on your left.

Price £3,500 pcm Unfurnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,
Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



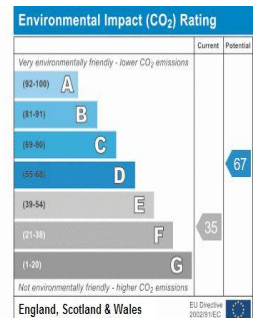
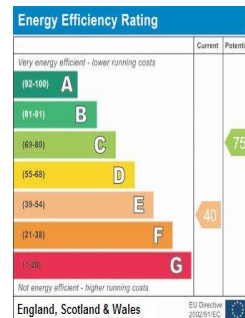
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WHAT ARE THE COSTS IF I WANT TO PROCEED ?

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



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.