



National
Trust

London & South East

To let

Clare Cottage, Hatchlands Park, GU4 7RT
£3,500 per calendar month



Welcome to **Clare Cottage**, a recently refurbished gem on the Hatchlands Estate. This charming Detached National Trust Cottage boasts a wrap-around garden and a tastefully renovated interior. The ground floor features a utility/boot room, brand-new kitchen, dining room, separate reception room, and a luxurious four-piece bathroom. Upstairs, three generously sized bedrooms offer stunning countryside views, accompanied by an additional family bathroom. Clare Cottage is the perfect blend of classic charm and modern comfort, an ideal family home.



The Property

Property Description:

Discover Clare Cottage, a charming & picturesque three bedroom, two bathroom National Trust gem in an idyllic location within the parkland of Hatchlands Park.

Having just undergone refurbishment, the property would be perfect for a small family or professional couple.

Clare Cottage offers the perfect blend of comfort and character, ready to embrace its next chapter with a fortunate family. This residence invites you to experience the allure of a National Trust Cottage, where timeless beauty and modern convenience intertwine seamlessly.

Key Features:

Located within the heart of Hatchlands Park

Three Bedrooms

Two Bathrooms

Brand New Kitchen / Bathroom

Spacious Living Room with Log-Burner

Separate Dining Room

Expansive Wrap-Around Garden

Parking for Two Cars

Clare Cottage not only exudes a warm and inviting ambiance but also benefits from its excellent location, making it an ideal place to call home.

*Please note the National Trust does not provide any white goods, this includes no cooker.

Outgoings and Services

The property benefits from mains electricity, oil boiler, and water. All utility bills are payable by the tenant/s.

TV and Internet connection must be organised by the tenant.

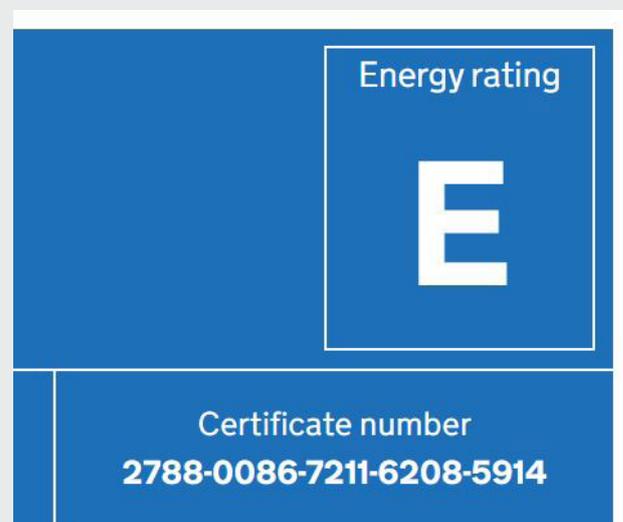
The tenant is responsible for all outgoing relating to the property. Tenants are to provide their own white goods.

Council Tax

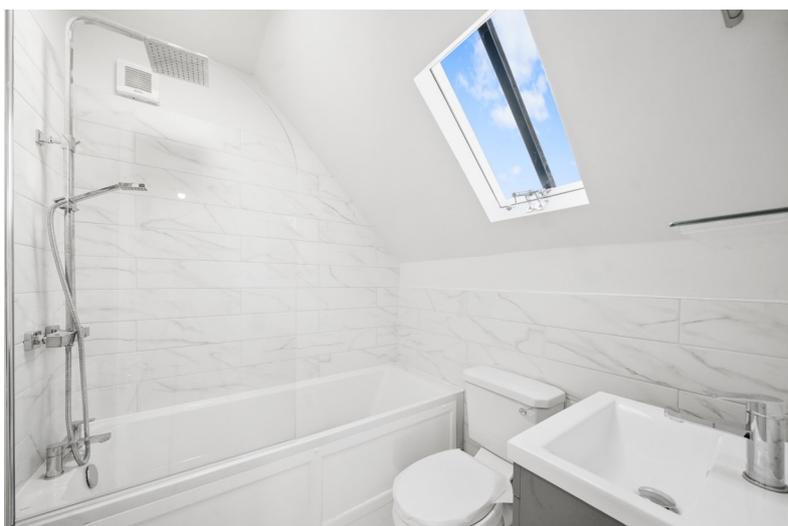
The tenant is to pay Council Tax. The property is in **Band F** for Council Tax and is payable to **Guildford Borough Council**.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.









Clare Cottage, Hatchlands Park, GU4

GROSS INTERNAL AREA
116.1 sq m / 1249 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
116.1 sq m / 1249 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.5 sq m / 16 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
783.5 sq m / 8433 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

The Location

Nestled within the renowned Hatchlands Park, owned by the National Trust, lies Clare Cottage. Situated just outside the picturesque village of East Clandon in Surrey, this location boasts not only a Grade 1 listed country house but also over 400 acres of breathtaking parkland. With Guildford and Dorking just a short distance away, residents enjoy easy access to excellent transport links into the heart of London. In addition to its superb connectivity, Hatchlands Park also offers access to a range of prestigious private schools and grammar schools.



Directions

From London or the North: Take the A3 southbound towards Guildford, then exit onto the A246 towards East Clandon. Continue on the A246 until you reach East Clandon village. From Guildford or the south: Take the A246 northbound towards East Clandon, and continue on the A246 until you reach East Clandon village. Upon reaching East Clandon village, follow the signs to access Hatchlands Park and Fullers Farm Yard. The entrance to Hatchlands Park will be clearly marked, granting you access to both the park and the track to Clare Cottage. You will travel straight past 'Fullers Farm Yard' on your left hand side, Clare Cottage is then on the right. It is advisable to consult a reliable map or navigation system for accurate directions, as road conditions may vary.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £3500 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact Kern Rhoden on 07814 069380 or kern.rhoden@nationaltrust.org.uk for more information.

Alternatively, please enquiry on Rightmove via the 'Email Enquiry' option and we will be in touch to schedule a viewing.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019