



National
Trust

London & Surrey

To let

Badger's Rake, Hascombe Road, GU8 4AD
£4,500 Per Calendar Month



Welcome to Badger's Rake - Nestled in the tranquil and picturesque Winkworth Arboretum. This exceptional property has been meticulously refurbished throughout and is available to rent for the first time in nearly 30 years. Designed by the renowned Sir Hugh Casson, this home seamlessly blends historical charm with modern luxury. The property boasts over 2000 sq ft including outbuildings, and comprises 4 bedrooms and 3 bathrooms creating the perfect family home.



The Property

Property Description

Badger's Rake, a detached property owned by the National Trust within the Surrey Landscapes Estate, has recently completed significant refurbishments. For the first time in three decades, we are delighted to present this exceptional property to the open market.

Upon entering through the front door, the entrance hall offers a smooth passage to the spacious kitchen, which features a separate dining area and leads down a few steps into the large living room.

Returning to the entrance hall, the property includes a centrally located family bathroom, four generous bedrooms, and two additional bathrooms, both ensuite.

The garden is accessible from both the kitchen and the living room.

Kitchen: Spacious and newly fitted kitchen; complete with ample storage space, high ceilings and views over the garden. No white goods provided.

Semi Open Plan Dining Room: Conveniently situated adjoining the kitchen, a large space great for dining or second living space.

Living Room: Down a few steps a cosy space with the most amazing views - must be seen!

Family Bathroom

Bedroom One: Complete with En-suite

Bedroom Two: Complete with En-suite

Bedroom Three

Bedroom Four

Outside

Enjoy the tranquillity of an expansive private garden which comes complete with a patio, garden store room and outbuilding providing the perfect outdoor retreat for relaxation, storage needs and unimaginable views across the arboretum.

Outgoings and Services

The property benefits from mains electricity. The property is heated by an Oil Boiler Tenants are to provide their own white goods. TV and Internet connection must be organised by the tenant. The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band G for Council Tax and is payable to Waverley Borough Council.

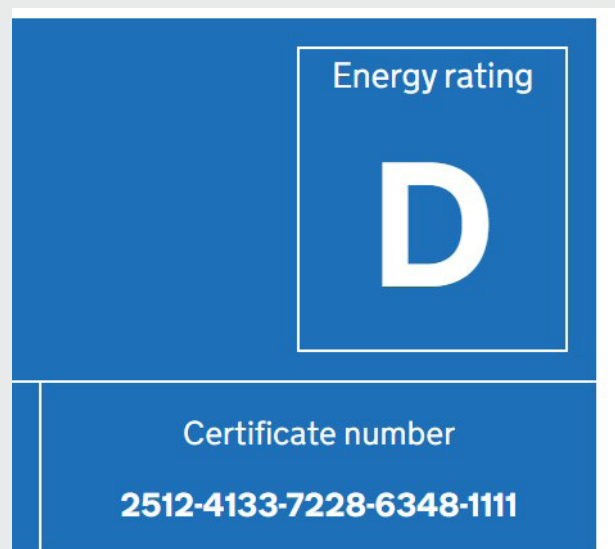
EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/2512-4133-7228-6348-1111>

Mobile Phone Signal: We encourage you to carry out your own research and check phone signal if required. We are aware phone signal is extremely limited at this address - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=gu84ad&uprn=100061616746>

Access: Please note, access to the property is through the visitor entrance. Tenants will need to operate the manual entrance gates and adhere to the site-specific speed limits and regulations. Details to follow on viewing / application.

Energy Performance Certificate

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







The Location

Badger's Rake is nestled in the heart of Winkworth Arboretum, established in the early 20th century by Dr. Wilfrid Fox, a local doctor dedicated to preserving the nearby wooded hillside. The property is close to Hascombe Village, which offers numerous shops, services, outstanding schools, and additional amenities are available in the nearby towns of Godalming, Milford, and Guildford. This location provides a peaceful and tranquil experience with stunning views. Convenient transport links include Godalming station which is less than 3 miles away. Excellent links are facilitated by the A3 at Milford, providing access to London, Heathrow, Gatwick, and the M25. Train services are also available at Godalming, Farncombe, and Guildford. Nearby schools include Charterhouse, St. Catherine's, Prior's Field, Cranleigh School, and Aldro.



Directions

By road: Near Hascombe, on the east side of the B2130. For viewings, please park in the Winkworth Arboretum car park and wait for the NT representative to meet you there and walk you over to the property.

Public Transport: Godalming train station is 2 miles from the Arboretum. Please note that the roads from the train station are narrow and do not have pavements. The bus stop for the arboretum is a short walk into Godalming town centre. It is advisable to consult a reliable map or navigation system for accurate directions, as road conditions may vary.

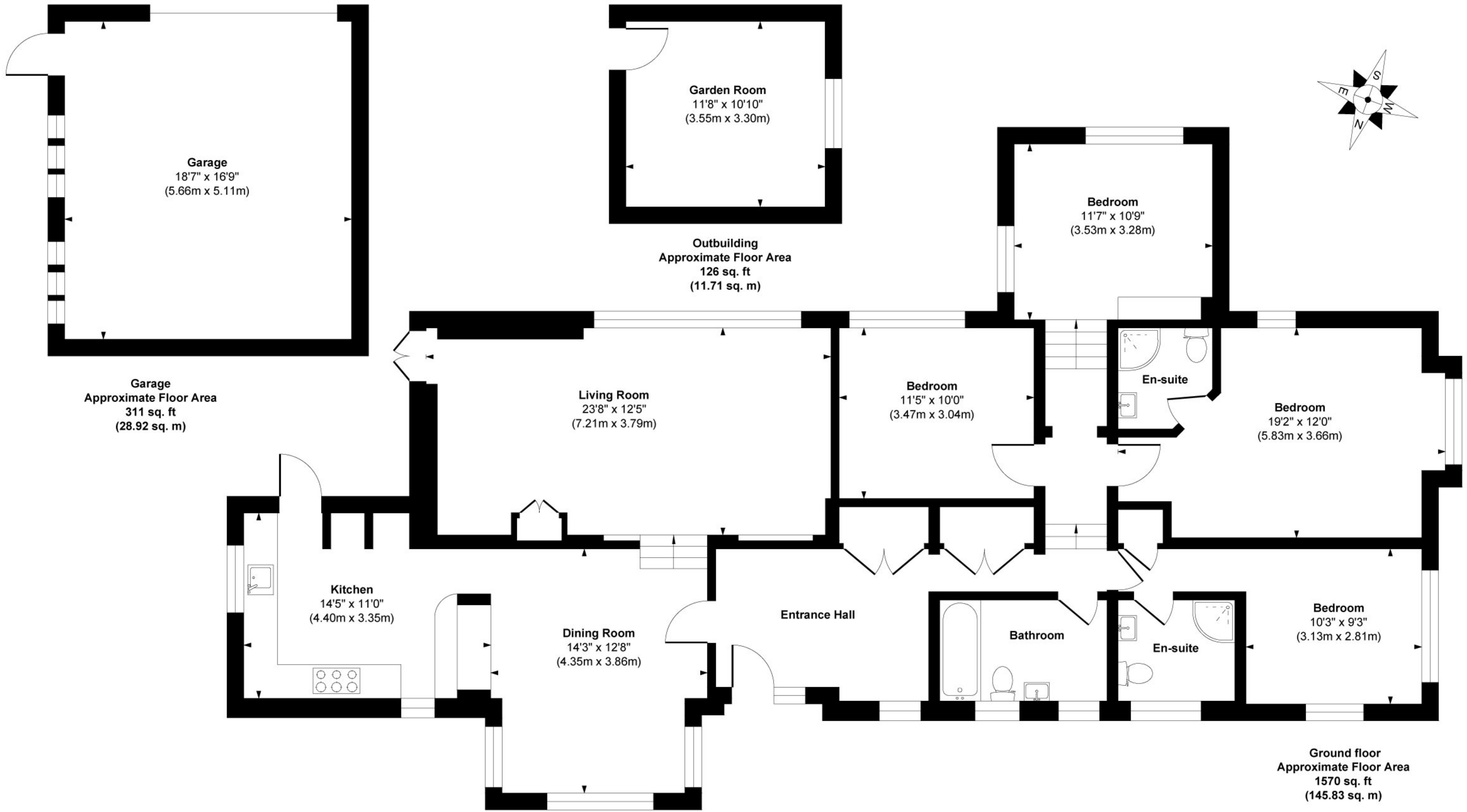
Sat Nav Users: Please use postcode GU8 4AD which should direct you to the NT Car Park.

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.





Ground floor
 Approximate Floor Area
 1570 sq. ft
 (145.83 sq. m)

Approximate Gross Internal Floor Area 2007 sq. ft / 186.46 sq. m (Including Garage & Outbuilding)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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 £4,500 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 069 380 or kern.rhoden@nationaltrust.org.uk for more information.

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