



 **patrick**
gardner
LETTINGS

Swanworth Lane, Mickleham, Dorking, RH5 6DY

£3,350 Per Calendar Month



- AVAILABLE 8TH NOVEMBER
- BEAUTIFULLY RESTORED GRADE II LISTED COTTAGE
- THREE BATHROOMS
- MODERN KITCHEN
- ARRANGED OVER FOUR FLOORS
- UNFURNISHED
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- COURTYARD GARDEN
- PICTURESQUE VILLAGE LOCATION

Description

Patrick Gardner are delighted to present this beautifully converted, Grade II listed cottage set within the picturesque village of Mickleham. Arranged over four floors, "The Old Post Office" offers an abundance of space throughout and perfectly blends the original charm and character of a quintessential cottage, with modern touches which have been added seamlessly throughout. The property comprises five bedrooms, including the master with feature fireplace and a luxurious en-suite bathroom, modern family kitchen with patio doors leading out onto the courtyard garden, two reception rooms, two further bathrooms and one downstairs W.C.

Situation

Situated within the Surrey Hills, Mickleham is renowned for its beautiful surroundings, offering a tranquil setting for both couples and families alike while still being within easy reach of local amenities. The property benefits from being in close proximity to elite local schools including RGS Surrey Hills, St Johns School and Downsland School, all of which are highly regarded for their academic excellence.

EPC	E
Council Tax Band	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 Referencing. 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 tenant.

These particulars, whilst believed to be true and correct, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.