



RECTORY LANE BUCKLAND RH3
£2,200 PER MONTH AVAILABLE 27/09/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rectory Lane Buckland RH3

£2,200 Per Month
Unfurnished

 **3 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- 3 Bedrooms, - 2 bathrooms, - Open Garage, - Council Tax Band F, - Security Deposit 5 Weeks Rent, - Mains Drainage, - Mains Gas and Electric, - EPC. E

Council Tax

Council Tax Band F

Hamptons

6-8 Church Street
Reigate, RH2 0AN
01737 221411
Reigatelettings@hamptons.co.uk
www.hamptons.co.uk

{ A CHARMING THREE BEDROOM COTTAGE IN THE VILLAGE OF BUCKLAND

The Property

The cottage has a most desirable location just off the village green within the charming village of Buckland. The property benefits from a wealth of original character features and is Grade II-listed, dating back to the 16th century. Most notable are the external features of the original brewhouse, including an exposed timber frame and diamond casement windows, though internally there are also exposed beams and a lovely brick open fireplace. The ground floor accommodation comprises an open plan dining room and kitchen, a separate sitting room/snug, a shower room and a separate bathroom. On the first floor, the main bedroom is accessed from its own staircase, while the two additional bedrooms have a separate staircase. The property enjoys a delightful private garden with well-established flowerbeds and borders. To the rear there is a pond. For parking, a shingle driveway leads to an open-sided carport.

Location

The attractive village of Buckland was recorded in the Domesday Book of 1086 and has many desirable features including a pretty green and a pond protected by the parish's Conservation Area. The village is situated within the Surrey Hills AONB and the North Downs is close by, with ancient woodland and many footpaths including the North Downs Way, Pilgrim's Way and Greensand Way long distance path. The popular National Trust site of Box Hill is also within close proximity. There are many amenities and services available in the towns of Dorking (3.5 miles) and Reigate (3.5 miles). Good road links are easily reached

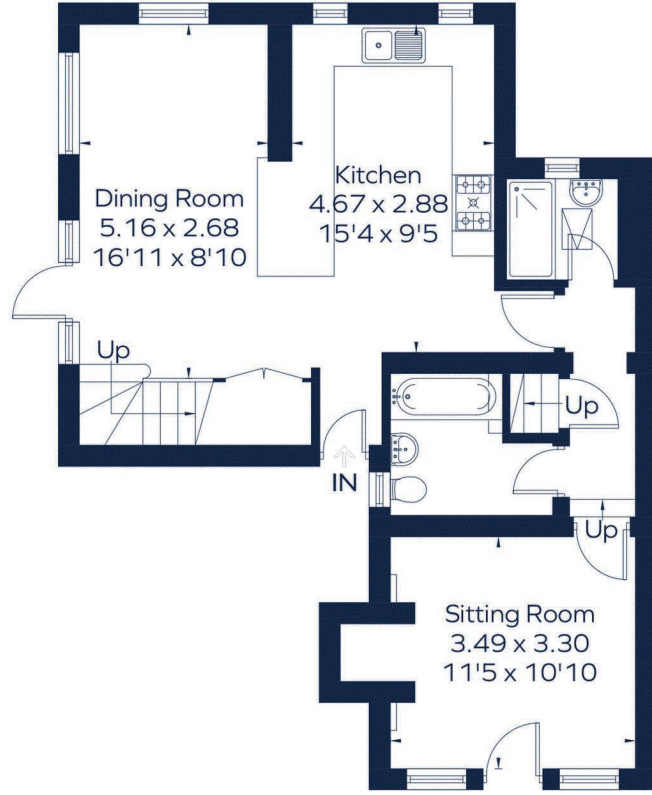
with the M25 accessed at junction 8 and Gatwick airport some 7.5 miles to the south. There is a wide selection of well-regarded schools in the local area in both the independent and state sector.



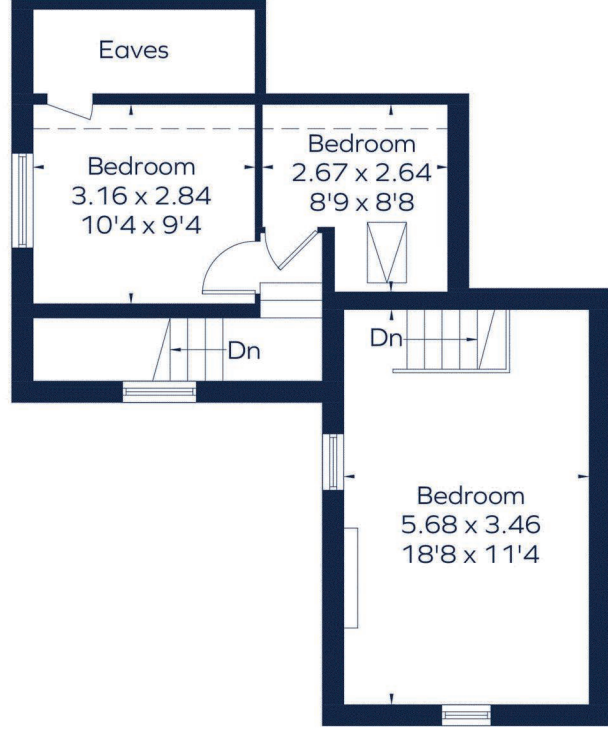
Approximate Area = 105.1 sq m / 1131 sq ft
 Summer House = 2.6 sq m / 28 sq ft
 Total = 107.7 sq m / 1159 sq ft
 (Including Eaves / Excluding Open Garage / Shed)
 Including Limited Use Area (6.5 sq m / 70 sq ft)



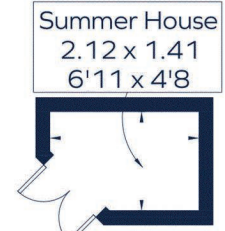
[Dashed box] = Reduced head height below 1.5m



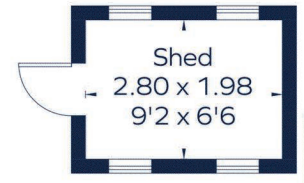
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 269751

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Band A		
Band B		
Band C		
Band D		
Band E		
Band F	47	
Band G		73

England & Wales EU Directive 2002/91/EC

