



RUSPER ROAD DORKING RH5
£4,495 PER MONTH AVAILABLE 05/10/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rusper Road Dorking RH5

£4,495 Per Month
Furnished

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

Features

- Five Double Bedrooms, - Bills Included, -
Open Plan Kitchen Living, - One Acre Plot, -
EPC E, - Septic Tank Drainage

Council Tax

Council Tax Band G

Hamptons

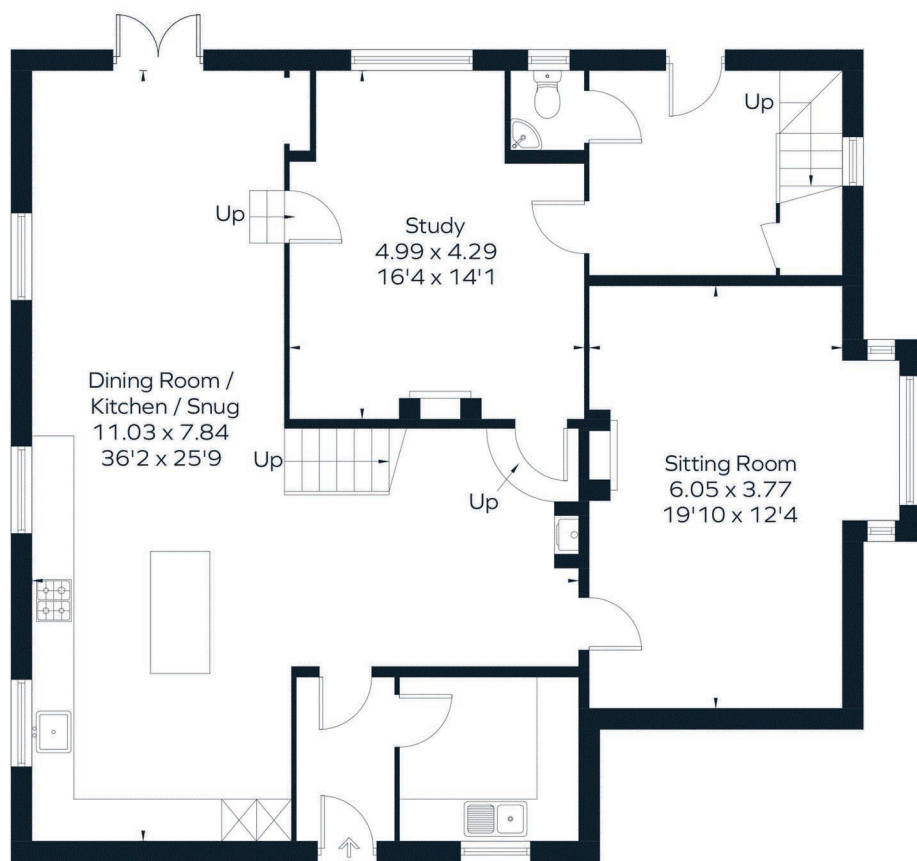
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{ AN IMPRESSIVE TURN OF THE CENTURY FAMILY HOME IN NEWDIGATE.

The Property

Sitting on an acre of land, this beautiful five bedroom detached home is available to rent for six months with the bills included. The property is available furnished and boasts a comprehensive layout of interiors. To the downstairs, you are welcomed by an entrance hallway leading to the vast, open plan kitchen dining area, perfect for both relaxing and entertaining. The kitchen is equipped with an island, built in appliances, and plenty of storage. Opposite, you will find the cosy snug with a beautiful exposed brick chimney. There is also a further study and formal sitting room, both with fireplaces. The original hallway to the rear of the property features a slice of history with panelling from the local St. Peter's Church. Additionally, there is a separate utility room and WC. The upstairs is conveniently accessed via two separate staircases. You will find five, good sized double bedrooms, the main with dual aspect windows, flooding with natural light. There are two en-suite bathrooms and a further family bathroom with a shower over the bath. Additionally, this private home benefits from a gated driveway, with space for plenty of cars. The well manicured grounds will be taken care of by a gardener.





Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78618

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
100-92	A		
91-82	B		85
81-68	C		
67-55	D		
54-45	E	54	
44-35	F		
34-20	G		

England & Wales EU Directive

