



**FINE & COUNTRY**  
Kingswood

*The Pool House*  
Maybury Farm, Box Hill Road, Tadworth, Surrey KT20 7PR



## Property at a glance

- Luxurious Bungalow
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Outstanding Views
- Sitting Room
- Kitchen/Family Room
- Utility Room
- Bi-Folding Doors To Garden
- Off Road Parking
- Available Now, Unfurnished

## Setting

Box Hill is a summit set high up in the glorious North Downs with delightful views and open countryside in abundance. It is managed primarily by the National Trust and offers great opportunities for the cycling, walking and riding enthusiast with extensive bridleways accessed nearby. There are local shops, a sub post office and doctor's surgery in the village, whilst further amenities can be found in the nearby towns of Dorking and Leatherhead. Dorking has a good range of local shops, and sports centre and Dorking Halls for cinema and theatre. There are many restaurants in Dorking. Communication links to the area are excellent with the M25 giving access to London and the motorway network, whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. There is a good selection of schools both in the state sector - The Ashcombe and The Priory in Dorking and St John's School, Leatherhead, City of London Freeman's School, Ashted and Epsom College in the independent sectors.

Recreational activities include some of the best golf courses around at Beaverbrook, Walton Heath, RAC at Woodcote Park Country Park, Epsom and Tyrrells Wood. Other nearby villages include Walton-on-the-Hill which is a highly desirable and very popular Surrey village, with a village pond and village green in a beautifully unspoilt location high up on the North Downs. The village has an excellent range of local facilities for day-to-day needs including, shops, school, restaurants and popular pubs. Tadworth is a charming village in Surrey. Its strategic position allows for easy access to both road and rail connections, making it an ideal choice for those who value convenience and connectivity. The village of Tadworth is within easy reach and offers excellent transport links to London with the M25 motorway network also being easily accessible.

**£3,900 Per Month**

# The Pool House

This spacious and contemporary four double bedroom detached bungalow is located within Box Hill and offers the most amazing views. The accommodation comprises a spacious hallway, sitting room with vaulted ceiling, open-plan kitchen/breakfast/family room, utility room, three luxury bath/shower rooms and a beautiful garden from which to admire the views. Three of the rooms have bi-fold doors opening to the rear garden and there is off-road parking. This property has been re-decorated throughout and is available now, unfurnished. Gas and water included.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Council Tax Band: G  
Deposit: £4,500.00 (5 weeks)  
Tenancy: 12 months






Approx. Gross Internal Floor Area 2080 sq. ft / 193.23 sq. m

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) <b>A</b>			
(81-111) <b>B</b>			
(69-80) <b>C</b>		78	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
 Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
 Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY  
 Kingswood