



## Walton Poor Cottage Ranmore Common Dorking, Surrey RH5 6SX **£2,650 PCM Furnished/unfurnished**

### PROPERTY DESCRIPTION

A rare opportunity to rent a beautifully presented furnished/unfurnished character home situated high on Ranmore Common. The accommodation comprises: entrance hall; living room with wood burning stove; kitchen/breakfast room with appliances; three double bedrooms; ensuite shower room and family bathroom; double glazed, electric heating; lovely private garden; ample driveway parking. The property is situated conveniently between Guildford and Dorking, and just to the south of Cobham. There are superb road and rail links close by with the A3 and M25 providing fast access to both Gatwick and Heathrow. The cottage is located within The North Downs Area of Outstanding Natural Beauty with walking, riding, and cycling right on your doorstep. Pets by negotiation.

### PROPERTY FEATURES

- Gorgeous character cottage
- Wood burning stove
- Pretty private garden
- Located on Ranmore Common
- Pets by negotiation
- Furnished or unfurnished
- Three double bedrooms
- Parking
- Available immediately



6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the  
Material Information

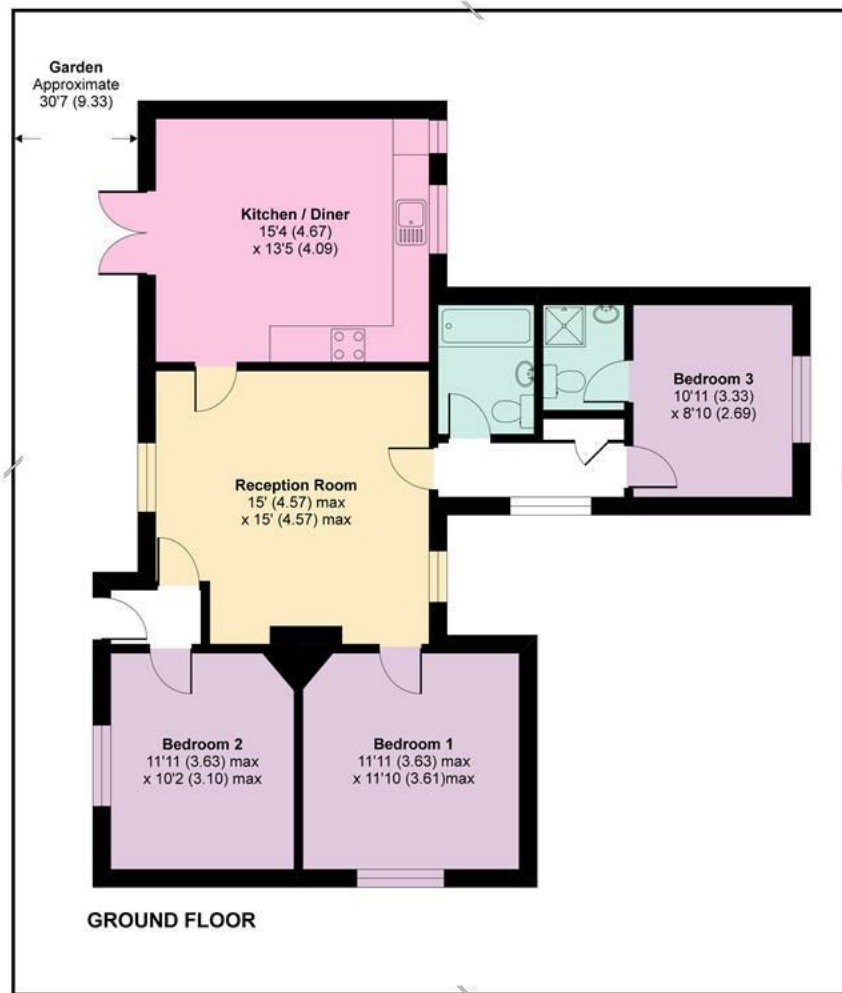




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Approximate Area = 945 sq ft / 87.8 sq m

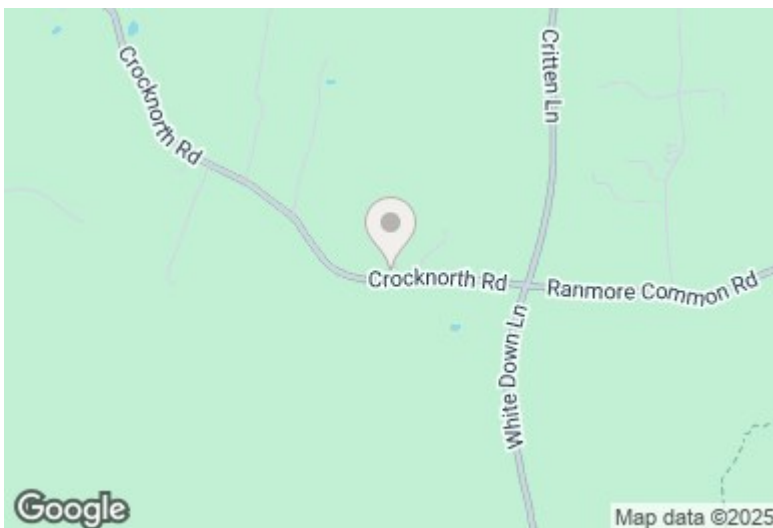
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2020. Produced for Wills and Smerdon. REF: 614049.



# Wills & Smerdon



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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		

