



Dorking Road, Bookham, KT23 4PX

Available End of April/Early May

£925 PCM



- AVAILABLE END OF APRIL
- BOUTIQUE STYLE STUDIO ROOM
- NEW SHOWER ROOM
- ONE PRIVATE PARKING SPACE
- SOME BILLS INCLUDED - WATER AND BROADBAND
- FURNISHED
- FITTED KITCHEN WITH APPLIANCES
- LOUNGE/BEDROOM AREA
- PRIVATE COURTYARD GARDEN WITH COUNTRYSIDE VIEWS
- VILLAGE LOCATION

Description

A newly refurbished and very comfortable luxury boutique-style room within a family property offered to the market fully furnished. The accommodation is suitable for corporate lets, work re-location, business lets, and long term lets. Accommodation comprises fitted kitchen, studio lounge/bedroom area, shower room and one allocated parking space with courtyard garden overlooking the countryside.

KITCHEN AREA

Door leading into the kitchen area is fitted with a range of traditional style wall/base units and oiled wood worktops. Included is a fridge/freezer, new Russell Hobbs microwave and two ring Von Shef induction hob, skylight allowing ample light. Crockery/utensils not included.

LIVING AREA

The living area is light, spacious and fully furnished. Comprising an armchair (that pulls out to be a single bed), double bed, bedside tables, wardrobe, and set of drawers. Fold up table and chairs. Window to the front aspect. (Bed linen and towels not provided).

SHOWER ROOM

New, modern and bright the shower room comprising wash hand basin, wc , shower enclosure with electric shower, extractor.

OUTSIDE

Block paved area providing parking for one vehicle, and private area for table and chairs in courtyard garden space with countryside views over Surrey Hills.

Water and Broadband is included in the rent. All other bills additional. Please note, stairs lead to storage area only and are not for habitable use.

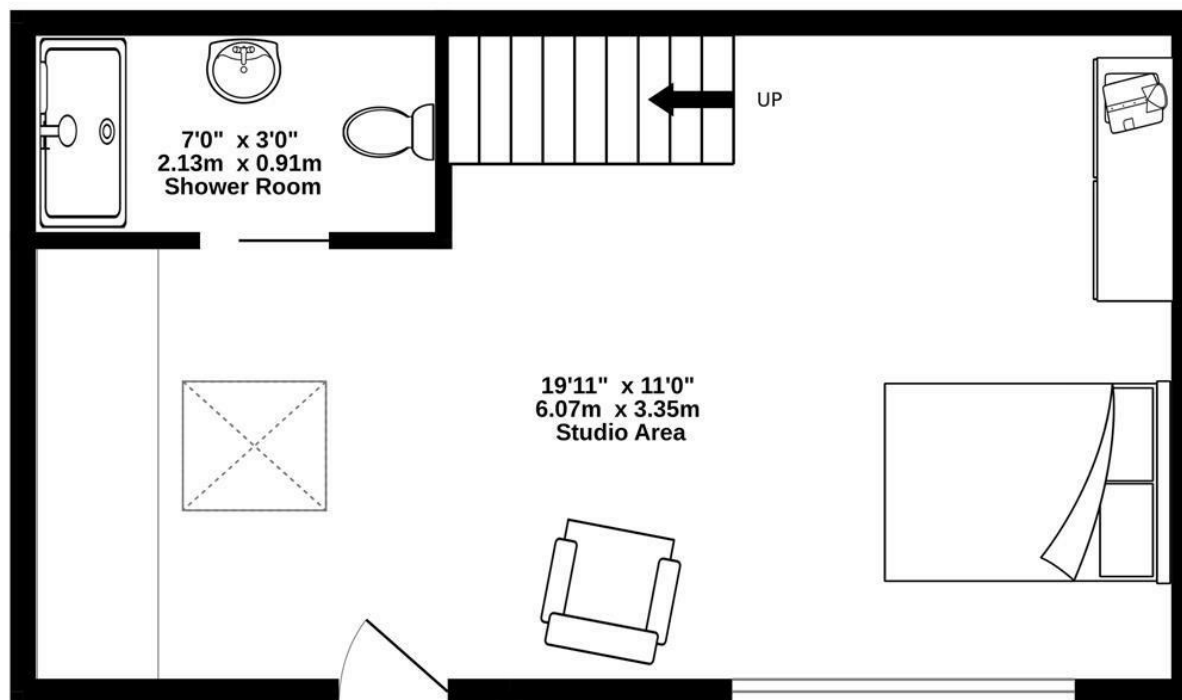
Situation

The property is situated in Bookham, close to National Trust land. The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

Council Tax Band A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
<https://www.patrickgardner.com/>

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 Landlord.

These particulars, whilst believed to be accurate 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.