

TERRA COTTA

Independent Estate Agents

Fulvenden Farmhouse, Horsham Road, Abinger Hammer, Surrey RH5 6QZ



A spacious & exceptionally well presented 4 double bedroom, 3 bath detached family home with a great sized garden & views, located within circa 1/2 mile of Abinger Hammer village. Refurbished accommodation includes a 24ft dual aspect reception room with feature log burner, herringbone wood flooring & a window seat, a 24ft square open plan kitchen/dining/family room offering an extensive range of units to include a central island, American style fridge/freezer, Range cooker, a skylight plus a feature pitched ceiling with a triangular oak framed window over bi-fold doors leading to the rear patio & garden. There is also a utility/boot room, storage cupboards & wc. The 1st floor offers a master bedroom with fitted wardrobes, a refitted ensuite shower room & double doors leading out to a large balcony with railings (with space for table & chairs). There are 2 further double bedrooms & a family bathroom with bath & separate shower. The 2nd floor offers a 4th double bedroom & a shower room. Outside offers a detached, insulated double garage, small garden room (to work from home) as well as off-street parking for several cars, & extensive lawned gardens to the front, side & rear. The property benefits from lovely views to front & rear, & provides easy access to the shop & Farm shop in Abinger Hammer, numerous schools, country pubs, walks etc. Must be seen !

Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue along this road for just over half a mile, where you will find Fulvenden Farmhouse on your right, immediately before Rad Lane.

Price £7,000 pcm Unfurnished

Terra Cotta (Estate Agents) Ltd

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Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - G

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)

On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent.
Terra Cotta cannot be held responsible for any misstatement, error or omission.