

# TERRA COTTA

Independent Estate Agents

Pinehaven, Brook Hill, Farley Green, Surrey GU5 9DN



A spacious & well presented 5/6 double bed detached family home which has just been redecorated & has new carpets, set in a superbly tended & very private garden of circa 1/3 acre. Adaptable ground floor accommodation comprises a triple aspect reception room with sliding doors to garden, a 2nd reception room with feature (display only) fireplace & sliding doors to garden, a good size kitchen with an extensive range of units including dishwasher, family room/study, 2 double bedrooms, a well fitted shower room & airing cupboard. Upstairs offers a further 3 double bedrooms (one with extensive eaves space) & a bathroom with bath & wall mounted shower. The property is approached via a long driveway, an extensive area of parking leads to a detached (dry) double garage. There is also a greenhouse with watering system & summer house within the garden, which is mainly laid to lawn, with flower borders & a variety of mature trees & shrubs. A very peaceful location, yet within circa 5 mins drive of the A25 & the facilities of Shere, Albury & Shamley Green, providing easy access to numerous sought after schools, country pubs, walks, bike rides etc. as well as Guildford & Cranleigh.

## Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London, continue past the William IV pub & under the railway bridge to the T-junction. Turn left & continue up to the top of Brook Hill, bear to the right then left, where you will find Pinehaven down a track on your right, immediately before the property Lowingfold (on your right).

**Price £3,500 pcm Unfurnished (with regular gardening service)**

**Terra Cotta (Estate Agents) Ltd**

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Middle Street, Shere, Surrey GU5 9HF

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**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		
55-68	D	58   D	69   C
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.

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