

TERRA COTTA

Independent Estate Agents

2 Old Hatch Barns, Dorking Road, Abinger Hammer, Surrey RH5 6SB



A stunningly presented 4 double bed, 5 bathroom bespoke detached barn with exposed beams & stone walls, completely restored only 4 years ago, set in circa 1 acre of gardens with views with direct access to lovely walks (N.B. the garden & gym are shared with the neighbouring barn, the owners have confirmed that they are happy to divide the garden, split to be decided). Spacious accommodation includes a magnificent entrance hall open plan to the hand crafted kitchen with island & breakfast bar & an extensive dining area, a separate utility room & wet room provides access to the courtyard & gym. There are also 2 double bedrooms with ensuite shower rooms, a 3rd double bedroom & family shower room downstairs. The 1st floor has a large mezzanine overlooking the ground floor & comprises a reception area & study. Double doors lead to the sitting room, with further double doors providing access to a private courtyard garden. The mezzanine also leads to a 450 ft master bedroom suite with pitched ceiling & an ensuite bathroom with freestanding bath & a separate shower cubicle. The property benefits from air source heat pumps, underfloor heating etc. Outside the property (& barn opposite) are accessed via electric double gates, the courtyard provides off-street parking for several cars. Steps lead up to a lawned garden (also accessed from the private rear courtyard garden), enjoying views from the far side over the barns & beyond. Situated within 1/2 mile of Abinger Hammer village, 1 mile of Gomshall & 2 miles of Shere village. Must be seen to be appreciated !

Directions :

From our office in Shere, proceed on Middle Street away from stream. Turn right at the T-junction, past the Doctors Surgery up to the A25. Turn right towards Dorking, continue through Gomshall village, under the railway bridge towards Abinger Hammer, where you will find a pair of barns on your left, just after the Tillingbourne Trout Farm on your right.

Price £8,000 pcm Part/Fully Furnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,

Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - H

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		89 B
69-80	C	79 C	
55-68	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.