

Gardeners Cottage, South Park  
Farm, Grayswood Road, Haslemere

GEORGEOUS NEWLY CONVERTED  
STUDIO COTTAGE ON RURAL FARM.  
AVAILABLE FURNISHED OR  
UNFURNISHED.

**£800 pcm FURNISHED OPTIONAL**

EPC Band: E ( 53 73)



- NEWLY CONVERTED
- LUXURY ACCOMMODATION
- SUITABLE FOR SINGLE PERSON
- LIGHT AND AIRY STUDIO ROOM
- MODERN KITCHEN

- STYLISH SHOWER ROOM
- AVAILABLE FURNISHED OR UNFURNISHED
- OWN GARDEN AREA & PARKING
- COUNTRYSIDE WALKS
- BROADBAND CHARGES INCLUDED



## **Gardeners Cottage, South Park Farm, Grayswood Road, Haslemere, Surrey, GU27 2DJ**

THE LOCATION Situated in a highly desirable location within a privately owned farm with wide, open views of the surrounding countryside (country walks available). Ideal for those working from home as the high speed broadband charges are included in the rent.

THE PROPERTY Approached via a private lane to the farm and then across an attractive courtyard to Gardeners Cottage. Newly converted and in excellent condition throughout with soft, dove grey paintwork, tiled floors and glossy, white French rustic tiling to the walls of the kitchen and shower room.

STUDIO LIVING ROOM 19' 10" x 10' 6" (6.053m x 3.213m) A light and airy dual aspect living space with French doors to the rear and windows to the side. Cathedral ceiling with skylight windows. Currently furnished with good quality furniture comprising double bed and side cabinets; desk/side table; two seater settee; fitted double wardrobe. Door to:

STYLISH, MODERN KITCHEN 9' 6" x 4' 11" (2.91m x 1.505m) With integrated microwave/combi oven and two plate electric hob. Range of quality storage cupboards. high gloss chrome working surface and inset sink with swan neck mixer tap. Window to side.

LUXURY SHOWER ROOM 9' 8" x 4' 11" (2.96m x 1.499m) Shower in style in the this newly installed luxury shower room with double cubicle and fitted rainforest shower head and secondary, flexible hose shower unit. Wash hand basin and low level WC. Chrome ladder style heater/towel rail.

EXTERNALLY The property benefits from parking for one car and its own private garden area with raised herb trough and café table and chairs. The property opens onto a large paddock with wide views across fields to the distant hills and the lucky occupier will also be able to enjoy the walks within the farm which link to a more extensive network of country rambles.

THE FRONT BARN There is a large, additional and unconverted section of the barn adjacent to the main accommodation which will house the washing machine and fridge/freezer. This portion is unheated and although the successful tenant will have access it is currently not suitable as habitable accommodation.

WHAT YOU SHOULD KNOW This is a private farm with livestock in adjacent fields so unfortunately, no pets will be allowed. It is also not suitable for tenants with children.

The beautiful aspect make it ideal for persons working from home and wishing to enjoy the peace and tranquillity of the Surrey countryside. As there are additional residents living in other accommodation within the farm, there is a great community feel and a need for the successful applicant to be able to seamlessly join this community.

IF YOU WISH TO RENT THIS PROPERTY The successful applicant will need to pass our referencing criteria to include proof that you can afford the rent and a reference from your current landlord if applicable. If you are moving from your own home then we will need proof of ownership. Under the Government's Right to Rent legislation, you will need to supply us with a copy of your passport photo page and proof of residency at your current address. The tenancy would be for a minimum 12 month term so please ensure this property is right for you. A deposit equal to 5 weeks rent will be required and held by Keats Letting within the DPS custodial Government approved scheme.

Rent is payable monthly in advance direct to the landlord.

VIEWINGS All viewings are strictly by arrangement through Keats Letting Limited and will be accompanied by a member of our team. We ask that you respect the privacy of the residents at South Park Farm and do not try to visit the property on your own. To book your viewing please contact Keats Letting on 01428 641111 or email [keatsletting@keats.biz](mailto:keatsletting@keats.biz). Viewings are undertaken Monday to Friday between 10am and 4.30pm and on Saturdays between 10am and 3pm.

**Directions:** Leave Haslemere on A286 towards Graywood. Approximately half a mile from passing the village church is a deep right hand bend and as the road straightens, grazing paddocks are visible on the left hand side. Watch for the turning immediately on the left and the lane through the paddocks. Follow the lane keeping to 20 miles an hour, over the railway bridge and onto the land of South Park Farm (please watch out for the speed reduction ramps) and park by the brick barn with the timbered coach house to the left and the converted granary with covered parking to the right where you will be met by a member of our team. Please do not drive up to the farm without an appointment.

**Local Authority:** Waverley Borough Council

**Terms:** Minimum twelve months term.

**Important Notice:** The descriptions in these details are necessarily subjective, but have been prepared to give a fair overall picture of the property, however, in particular a) We have not tested any item or service mentioned, b) No assumptions should be made about the locality or part of the property not shown in photographs nor that items shown in photographs are available or included in the rental, c) No assumption should be made that any necessary consents have been granted for any use to which any part of the property is being put.

**Please Note:** Rental properties will not be withdrawn from advertising or held for prospective tenants unless we are in receipt of fully completed references.



Independent Redress: [www.tpos.co.uk](http://www.tpos.co.uk)