



Norfolk Lane, Mid Holmwood, Dorking, RH5 4EU

£3,900 PCM



- AVAILABLE EARLY APRIL 2026
- UNIQUE FIVE BEDROOM DETACHED HOME
- INCREDIBLE ATTENTION TO DETAIL THROUGHOUT
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- EXTENSIVE MATURE GARDEN AND PRIVATE DRIVE
- PART/UNFURNISHED
- TWIN OPEN FRONTED CAR BARN
- UNDER FLOOR HEATING
- FAMILY ROOM WITH BAR
- VILLAGE LOCATION YET A SHORT DRIVE OF DORKING TOWN CENTRE

## Details

### ENTRANCE PORCH:

accessed via the drive with a unique cloakroom w/c.

### RECEPTION HALL:

bright and spacious with spiral staircase leading to the first floor.

### LOBBY:

views to the garden and making a welcoming home office space.

### UTILITY ROOM:

washing machine, tumble dryer, fridge, freezer, sink, cupboard space and access to a rear courtyard with raised planters.

### FAMILY ROOM

large family room with floor to ceiling windows and exposed wood beams giving ample light and views to the rear garden, integrated bar area.

### FIRST FLOOR OPEN PLAN KITCHEN LIVING/DINING

large open plan kitchen space with vaulted ceiling, fully integrated kitchen with centre island, integrated fridge/freezer, gas and induction hobs, double oven and warming drawer, extractor hood and microwave.

### ROOF TERRACE

elevated views of the garden and plenty of space for outside seating.

### MASTER BEDROOM:

large double bedroom with integrated wardrobes and dressing table.

### EN SUITE BATHROOM:

unique walk in shower with roll top bath, w/c and double wash hand basins

### BEDROOM TWO:

double bedroom with built in wardrobes.

### BEDROOM THREE:

double bedroom with exposed beams.

### BEDROOM FOUR:

double bedroom.

### BEDROOM FIVE/SNUG

double room with wall mounted television.

### FAMILY BATHROOM:

fully tiled suite with walk in shower, freestanding bath, w/c and wash hand basin.

### GARDEN AND DRIVE:

secluded drive leading to the front of the property with double open fronted car barn. Large private landscaped rear garden with seating area and water feature.

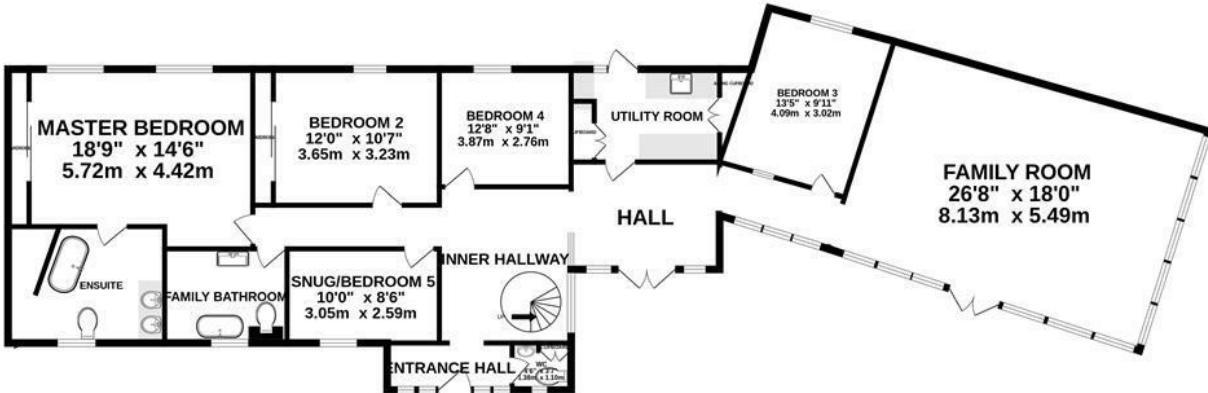
**EPC**

**B**

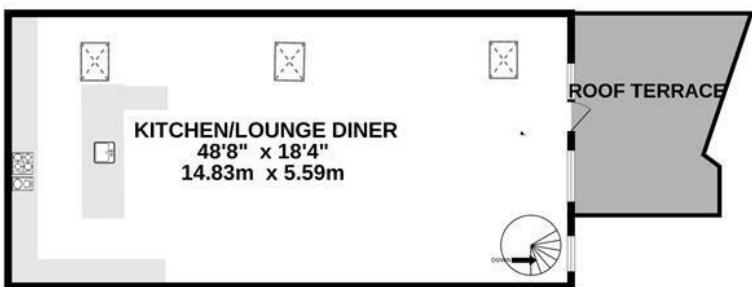
**Council Tax Band**

**G**





1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



171 High Street, Dorking, Surrey, RH4 1AD  
 Tel: 01306 877618 Email: [dorkinglettings@patrickgardner.com](mailto:dorkinglettings@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, Lettings in a Box. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.