



Lawrence Lane, Buckland, RH3 7BE

£2,650 PCM





- AVAILABLE MID NOVEMBER 2025
- FOUR BEDROOM GRADE II LISTED SEMI DETACHED FARM HOUSE
- TWO BATHROOMS
- CHARACTER FEATURES THROUGHOUT
- UNFURNISHED
- TWO RECEPTION ROOMS
- LARGE GARDEN WITH COUNTRYSIDE VIEWS
- GREAT ACCESS FOR THE A25 AND M25 AT REIGATE



## Description

Entrance Hall:  
under stair cupboard.

Reception Room one:  
open fireplace, cupboard, open plan area, with doors onto rear garden.

Reception room two/Dining room:  
parquet floor, wood panel walls, storage room.

Kitchen:  
wooden units, tiled flooring, electric hob/oven, dishwasher.

Ground floor bathroom:  
white suite, bath, shower cubicle.

Stairs to first floor

Bedroom one:  
large double with wash hand basin and airing cupboard.

Bedroom two:  
double bedroom.

Walk through bathroom:  
white suite, shower over bath.

Stairs to second floor

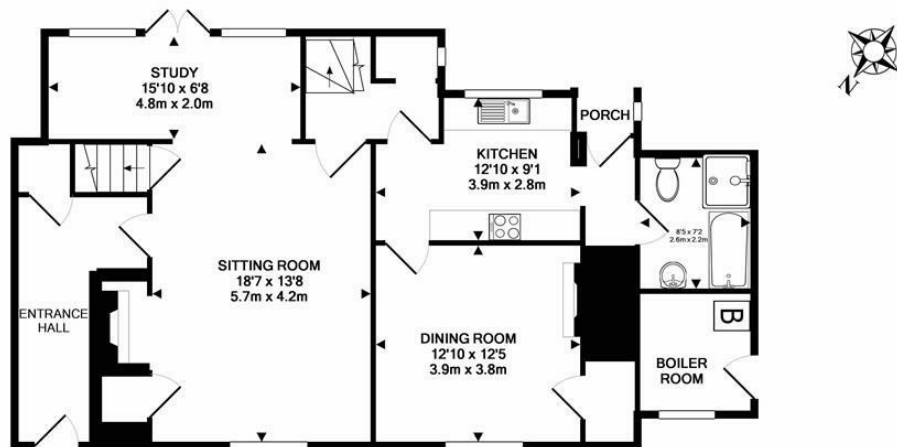
Bedroom three:  
double bedroom with low level ceiling height.

Bedroom four:  
double bedroom with low level ceiling height.

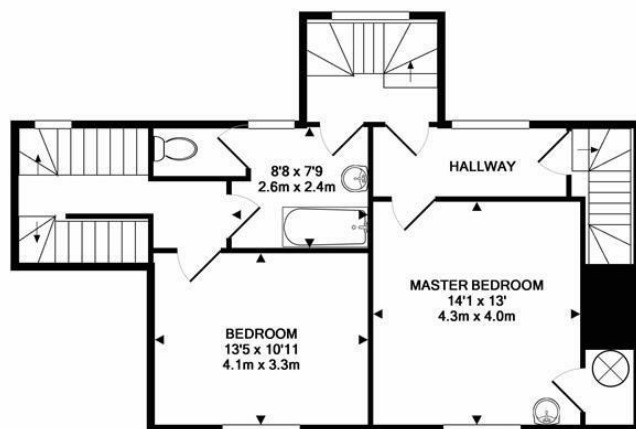
Garden:  
large garden laid to lawn, drive and outbuilding/car port.

EPC F  
Council Tax Band F

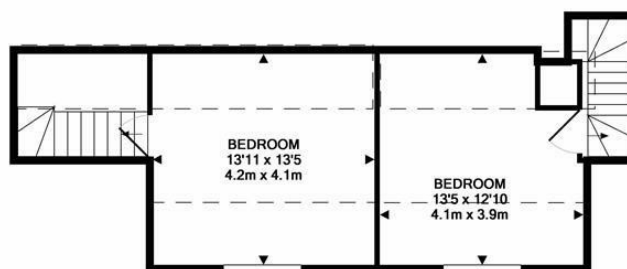




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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, Rightmove Referencing. 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
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**patrick  
gardner**  
LETTINGS