



Clarence Mews, Leatherhead, KT22 0AZ

£4,000 Per Calendar Month



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- 23' OPEN PLAN KITCHEN/DINING ROOM
- LAWNED REAR GARDEN
- LUXURY DEVELOPMENT
- UNFURNISHED
- TWO RECEPTION ROOMS
- SPACIOUS RECEPTION HALL
- PARKING FOR TWO CARS
- SURROUNDED BY WOODLAND

Description

This stylish luxury family home built in 2023 by Berkeley Homes offers 1598 sq.ft. of well appointed accommodation whilst set in an exclusive development surrounded by mature woodland.

Internally, there is a welcoming reception hall with cloakroom, under stairs cupboard and coats cupboard, 18'9 x 14'4 sitting room with square bay window and a splendid open plan kitchen/dining room featuring AEG integrated appliances, TV family area and space for a dining table with French doors to the rear terrace. There is zoned underfloor heating throughout the downstairs.

Upstairs there is a spacious landing leading to 4 bedrooms and 2 luxury bathrooms. The principal bedroom features a dressing area and ensuite with a bath and large separate walk in shower. The first floor is heated by traditional gas central heating with radiators.

Outside, there is driveway with parking for two cars and electric car charging point. Gated side access leads to the rear garden with terrace and lawn.

Situation

The property is ideally located between Leatherhead and Cobham. Both have excellent train routes to London with direct trains to London Waterloo, Victoria and London Bridge. Cobham Village is just under 3 miles away and enjoys superb restaurants, boutique shops and coffee bars, both Leatherhead and Cobham have a Waitrose and health gyms.

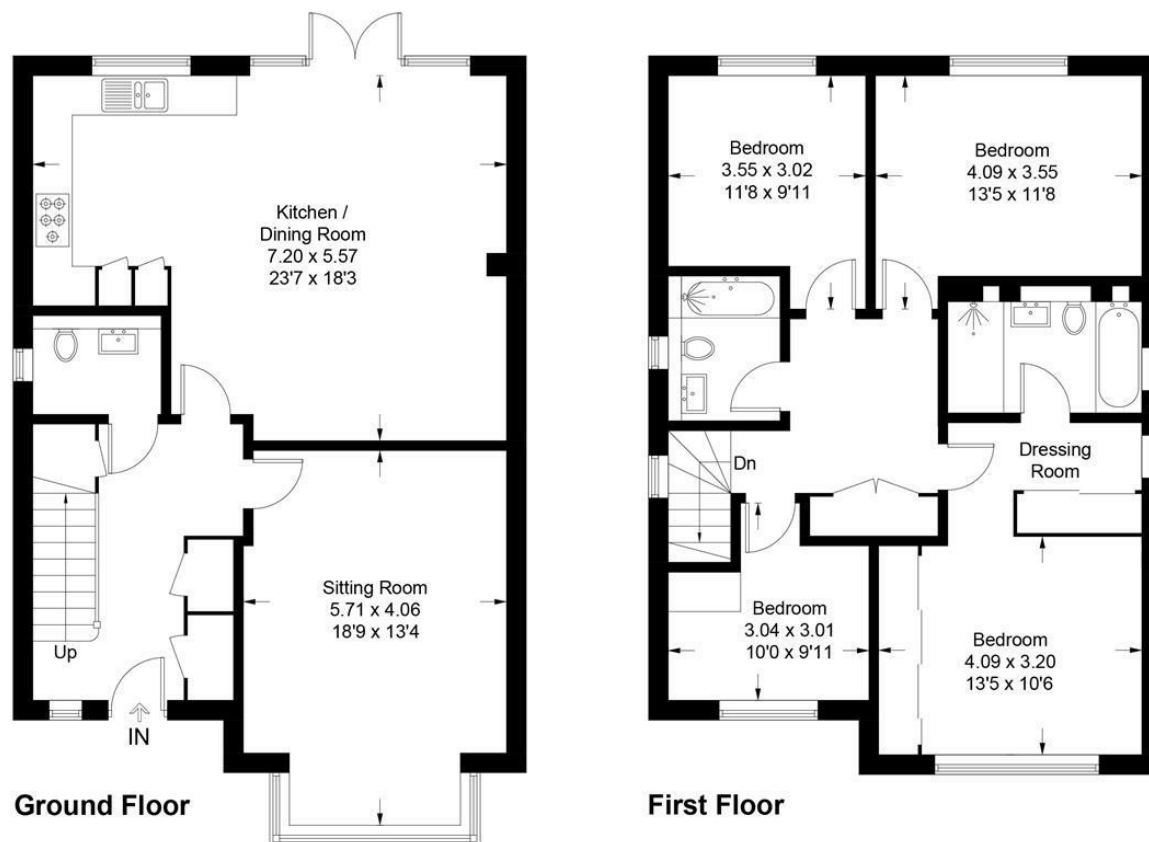
Junction 9 of the M25 at Leatherhead and Junction 10 of the M25 at Cobham offer superb motorway routes to the A3, Gatwick and Heathrow Airports. There are also bus routes direct to Guildford and Kingston.

There is a wide range of quality private and state schooling in the general area. Private schools include Parkside and Reeds in Cobham, Danes Hill in Oxshott and St. John's or Downsends School in Leatherhead. State schools include St Andrew's Primary & Cobham Free School in Cobham and Therfield Secondary School in Leatherhead.

EPC	B
Council Tax Band	G



Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1210826)

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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, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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LETTINGS