



**COMING SOON....**

## **3 BEDROOM DETACHED COTTAGE**

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**Hevers Cottage  
Outwood Lane, Bletchingley  
Surrey RH1 4LR**

2 Reception rooms • Kitchen • Utility • 3 Bedrooms • Bathroom  
Enclosed garden • Views to the South Downs • Parking for several vehicles  
**Paddock may be available for rent by separate negotiation**

**A charming detached cottage  
situated on the outskirts of Bletchingley**

**TO LET - £1,750 PCM**

## SITUATION

Situated on a country road on the rural outskirts of Bletchingley village, Hevers Cottage enjoys outstanding views across the adjoining land and towards the South Downs.

Bletchingley has an attractive High Street with a range of local shopping facilities including a Post Office and a selection of public houses. Redhill, Oxted and Reigate are all within easy reach and offer more comprehensive shopping and recreational amenities and rail stations with regular services to London. The property is also well placed for access to the M25, M23 and Gatwick Airport. Bletchingley has a popular and well regarded primary school and is otherwise well served with a range of good local schools locally in Oxted, Copthorne, Caterham, Woldingham and Reigate.

## DESCRIPTION

Hevers Cottage is a charming detached family home currently being redecorated ahead of a new tenant's arrival. An **enclosed porch** to the side of the property leads into an **entrance hall** and through to a **dining room** (12'0" x 11'6" into bay (3.66m x 3.51m)) and a triple aspect **sitting room** (18'0" x 12'0" (5.49m x 3.66m)). with woodburner. Beyond lies a fitted **kitchen** with larder cupboard and spaces for an electric cooker and an undercounter fridge, and a **utility room** with fitted units, plumbing for washing machine and space for an undercounter freezer or condensing tumble dryer. There is a **cloakroom** with WC and wash basin.

On the first floor are **three good sized bedrooms** each enjoying a pleasant rural outlook and one with far reaching views to the South Downs. The **family bathroom** comprises a white suite with wc, wash basin and shower over the bath.

## OUTSIDE

The property is approached via a private, shared driveway which provides ample parking. There is an enclosed garden which is mainly laid to lawn with various borders and a patio area.

An elevated 4.65 acre pasture field may be available to rent by separate negotiation.

## TENANCY

The property is to be let for an initial period 12 months with a view to continuing monthly thereafter by arrangement.

## TENANCY APPLICATIONS & HOLDING FEE

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will issue third-party referencing forms for completion and collect the Holding Fee (equivalent to one weeks rent).

## PETS

Pets will only be allowed with the landlord's specific written permission and, if permitted, an additional rent of £20pcm per pet shall be payable in addition to the monthly rent.

## REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include a financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

## TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by RH & RW Clutton as a stakeholder in a designated account protected by RICS Client Money Protection and will be registered with the Tenancy Deposit Scheme (TDS). The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an EPC rating of E.

## MAINTENANCE

The tenant will be responsible for maintaining the interior of the property. The landlord will be responsible for the exterior and the structure.

## SERVICES

Mains electricity, water and oil fired central heating. Drainage is to a private sewage treatment plant.

## OTHER FEES & CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Tandridge District Council, Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of Tenant Fees, please visit [rhrwclutton.com/informationfortenants](http://rhrwclutton.com/informationfortenants).

## VIEWING

Viewing is strictly by prior appointment with the Landlord's letting agents **RH & RW Clutton, East Grinstead**.

## DIRECTIONS

From the A25 in the centre of the village of Bletchingley, proceed in a southerly direction on Outwood Lane. After 300 yards, the entrance to Hevers Cottage will be found on the left hand side.

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars updated and photographs taken October 2021.



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