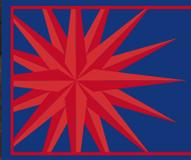




OAKHURST BARN



RH & RW
CLUTTON

OAKHURST BARN
Oakhurst Lane
Loxwood
West Sussex RH14 0QR

www.oakhurstfarm.co.uk

Guide Price: £4,250 pcm
Available beginning of June 2022

Open plan layout with vaulted rooms
in the living area & kitchen
Principal bedroom with ensuite bathroom
2 further double bedrooms, each with en suite bathrooms
Extensive grounds and pond • Double garage
Truly superb and unique rural location
with stunning views over lake

DESCRIPTION

Oakhurst Barn is a very high specification, barn style property in a peaceful setting within a private 200 acre estate. It has stunning views over open countryside and a lake. The construction, completed in 2020, includes attractive timber clad elevations under a clay tiled roof. Arranged over a single floor, there are high vaulted ceilings, exposed green oak beams, large windows creating lovely light rooms and superb views over its own gardens and grounds, with the beautiful lake beyond. The Great Room is an extensive vaulted living area with a wood burning stove. The dining area is open plan, also with a high vaulted ceiling and bi-fold doors onto the garden. The dining area opens to the fabulous fully fitted Neptune kitchen with an extensive range of fitted units incorporating two electric ovens, microwave, a ceramic electric hob, fridges and two dishwashers. The utility room includes a washing machine, dryer and freezer. There are three double bedrooms each with a range of fitted wardrobes; and, behind full height sliding mirror doors, are en suite bathrooms, fitted with baths and showers. Heating is provided by a ground source heat pump. There is extensive insulation and double glazed windows throughout.





The property is approached down a private drive leading from the main farm track into a parking area. There is a large double garage with a plant room at the rear and log store to one side. On the West side of the property is a terrace overlooking the lake. It sits within large private grounds which are mainly laid to lawn and partly enclosed by mature hedging, woodland and the lake.

LOCATION AND AMENITIES

Oakhurst Barn is located in a unique, rural setting within Oakhurst Farm. It is approached over a long farm track that leads past Oakhurst Cottage, also part of the estate. Extensive footpaths and bridleways lead to miles of open countryside. The Wey and Arun Canal is close by. The village of Loxwood is a thriving community, with its village school, hall, church, butcher, and the renowned Sir Roger Tichborne and the Onslow Arms (both within walking distance). The facilities also include a post office/general store and a range of clubs, associations, community events and activities. In addition to convenience shopping in the village, a wider selection is available at Cranleigh and Billingshurst. Main line train stations from either Guildford or Billingshurst offer fast and frequent services into London, with journey times from about 35 minutes.

The area has a wide choice of exceptional schools, including Loxwood Primary, Rikkyo School, Pennthorpe, Longacre, Farlington, St Cuthbert Mayne Primary, Christ's Hospital, Cranleigh, St Catherine's; and, in Guildford, the Royal Grammar School for boys and Guildford High School for girls



OUTGOINGS & SERVICES

The tenant will be responsible for the payment of all outgoing services including communication services (telephone/internet/Sky) and TV Licence and private drainage. Mains electricity is separately metered. The water is on a metered supply recharged by the landlord. Council tax is £3,354 for 2022/23.

MAINTENANCE

The landlord will be responsible for the exterior and the structure of the house. The tenant will be responsible for gardening to include mowing the lawns, trimming shrubs, weeding, and for the interior of the house. Currently, the

landlord recharges a gardener for 2 hours per fortnight @ £20 per hour and the grass cutting which costs £100 per cut. The landlord would like these arrangements to remain in place.

EPC rating C (72)

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for a minimum period of 12 months.

TENANCY APPLICATIONS & HOLDING DEPOSIT

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 Deposit (equivalent to one weeks rent).

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).

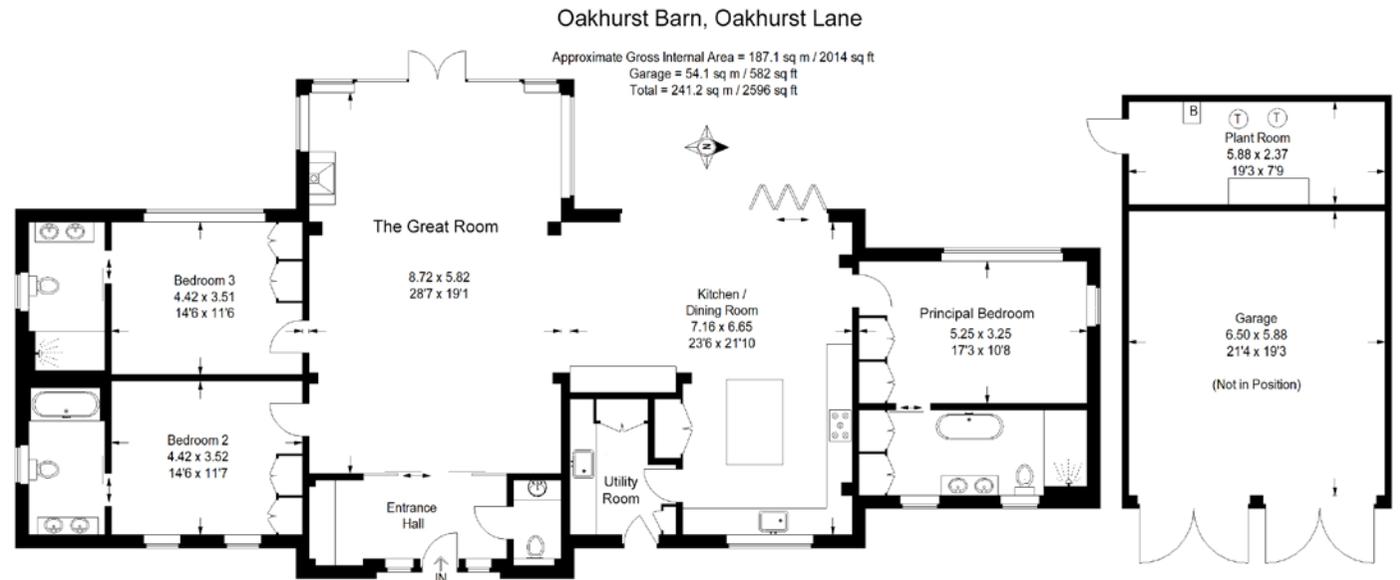
For a full scale of RH & RW Clutton's Tenant Fees, please visit www.rhrwclutton.com.

DIRECTIONS

The post code will bring you into Oakhurst Lane. Go past an "Oakhurst" sign and turn right signed "Oakhurst Barn". Follow the farm track past a pond on your right, and turn left at a second pond. Oakhurst Cottage is at the top of the hill, and to the right you will see Oakhurst Barn.

VIEWING

Strictly by appointment with the letting agent
RH & RW Clutton - 01798 344554



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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