



CINDERHILL COTTAGE, BLETCHINGLEY



**CINDERHILL COTTAGE  
CUCKSEYS LANE  
BLETCHINGLEY  
SURREY, RH1 4NH**

Bletchingley 1.7 miles • Redhill 5.3 miles  
Oxted 6.6 miles • Reigate 7.1 miles  
M25 3.8 miles • M23 7.1 miles  
Gatwick Airport 9.5 miles  
(All distances are approximate)

**TO LET £1,950 PCM**

**A detached period cottage  
in an outstanding rural position**

**2/3 Reception rooms • Kitchen • Utility  
2/3 Bedrooms • 2 Bathrooms • Large lawned garden  
Extensive terraced areas • Gated parking • Outbuildings**

**Contact : Sam Benson - 01342 410122  
SamB@rhrwclutton.co.uk**

---



**SITUATION**

Situated on a scenic byway on the rural outskirts of Bletchingley village, Cinderhill Cottage enjoys an elevated position with outstanding views across the adjoining Surrey countryside and National Trust owned land.

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, Cophthorne, Caterham, Woldingham and Reigate.



## DESCRIPTION

Cinderhill Cottage is a detached period cottage full of character and charm, presented in good decorative order and will benefit from new floor coverings. A spacious entrance hall leads to a kitchen with fitted units and tiled splashbacks and a larder cupboard. There is space for an electric cooker with a newly fitted extractor hood above, and plumbing for a dishwasher. There is a double aspect sitting room with a brick open fire and double doors leading out to a raised terraced area. An inner hall leads to a room with fitted units and also housing the newly installed gas fired boiler and to the stairs leading to the first floor. Further single storey accommodation lies on the western side of the house which includes two reception rooms providing additional living space and a study or further bedroom. The utility room has a range of fitted units and spaces for washing machine and tumble dryer and a door leading out to a spacious terrace. Off the utility room is a shower room.

On the first floor are two good sized bedrooms both enjoying fantastic rural views to the adjoining Surrey countryside. There is also a newly fitted, modern family bathroom with wc, basin and bath with shower over.

## OUTSIDE

The property sits centrally within its garden plot which is mainly laid to lawn with extensive block paved terracing and enclosed by hedging and fencing. There is a detached timber clad outbuilding providing outside storage and a timber framed greenhouse adjoins the property. There is gated parking to the front of the house with further gravelled parking beyond the rear garden.

## GENERAL REMARKS

## TENANCY

The property is to be let, unfurnished, on an Assured Shorthold Tenancy for an initial period of 12 months with a view to continuing monthly thereafter by agreement.

## 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 collect the Holding Deposit (equivalent to one weeks rent) and will issue third party referencing forms for completion.



## 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 and will be held in a designated account and 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.

## SERVICES

Mains electricity and water. Drainage to private system. LPG gas fired central heating.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

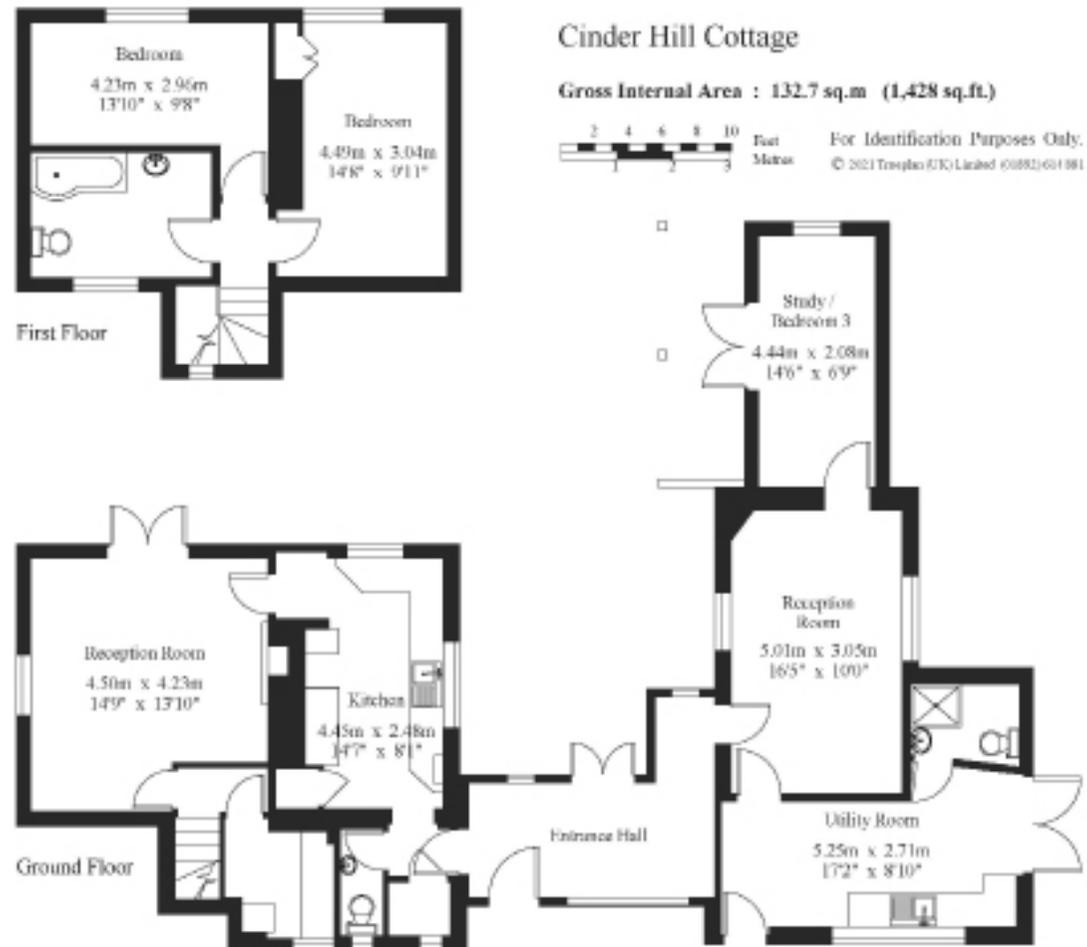
An EPC has been commissioned and will be available shortly.

## OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Tandridge District Council (Band G), 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 RH & RW Cluttons Tenant Fees, please visit [www.rhrwclutton.com/informationfortenants](http://www.rhrwclutton.com/informationfortenants).

## MAINTENANCE

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



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. Property particulars prepared February 2021. Photographs taken Summer 2020 and Winter 2021.