FRIDAY STREET

FRIDAY STREET

DORKING, RH5 6JR

Available:

£5,000 Per Month (Per Calender Month)

House - Detached, 4 Bedroom
3 Bathroom, 4 Reception
Unfurnished

Summary

A masterclass in re-purposing of a beloved Surrey Hills pub into a four bedroom, three bathroom house in a most stunning rural setting on the side of Leith Hill.

Key Features

- Completely refurbished
- Stunning country location
- Four bedrooms
- Three bathrooms
- Extensive amount of entertaining space
- Available now

GRANTLEY
SALES AND LETTINGS

THE PROPERTY

Description

Formerly the Stephen Langton Inn, named after the 12th century Archbishop of Canterbury who played a pivotal role in the signing of the Magna Carta, this 1930's building has been completely remodelled and refurbished throughout into a stunning family home.
The ground floor is absolutely sumptuous, with an cavernous living/dining area overlooking the rear garden, brand new kitchen with island and appliances including integrated tall fridge, integrated tall freezer, wine fridge, an integrated dishwasher and a Rangemaster induction range cooker. There is a further sitting room and family room as well as a boot room, utility room including washing machine and dryer and downstairs w.c.

On the first floor is a principal suite with dressing room and ensuite shower room, three further bedrooms and two further bathrooms. All fixtures and fittings are brand new. The property has been fitted with double glazed windows and an air source heat pump system.

To the front of the property is a gated, gravelled drive with plenty of space for multiple vehicles as well as an EV charger. To the rear is a patio area, a stream and a large private rear garden as well as lockable storage rooms under the house

Location

Situated in the picturesque hamlet of Friday Street, this property sits in the heart of the Surrey Hills National Landscape.
Nestled on the lower slopes of Leith Hill, this highly sought-after location offers an idyllic country lifestyle right at your doorstep with direct access to an extensive network of bridle paths, footpaths, and woodland tracks right from your front door leading directly up to Leith Hill and the surrounding Wotton Common, offering unparalleled opportunities to explore the Surrey Hills
Local schools include Duke of Kent, Leith Hill School, Hurtwood, Cranmore, St Teresa's, Lanesborough, St Catherine's & Cranleigh School with further renowned independent and state schools in Guildford, Dorking and Cranleigh. There are also further easily accessible primary
schools in Peaslake, Abinger Common and Shere
Shopping, recreation and connections can be found in nearby Dorking to the east, Guildford to the west and Cranleigh to the south. Dorking and Guildford offer mainline rail services to London Victoria and London Waterloo.
Road services are also good with access to the A3 and M25 from Guildford, Cobham and Leatherhead for travel to London or the south coast as well as Heathrow and Gatwick airports

Holding Deposit: £1153
EPC: E
Mole Vale Council tax band H
Starlink would be the best option for internet
To check broadband and mobile phone coverage please visit Ofcom here: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

GRANTLEY
SALES AND LETTINGS