



## Titsey Court, Pilgrims Lane, Titsey, Surrey RH8 0SE

London 11 miles; Heathrow 11½ miles; Gatwick 25 miles; M25 Motorway 3 miles

A newly renovated handsome period country property set within substantial gardens.

■ Entrance hall ■ sitting room ■ kitchen/breakfast room ■ dining room ■ large utility area ■ cloakroom ■ master bedroom with ensuite shower room ■ guest suite with shower room ■ two further bedrooms ■ family bathroom ■ outbuildings ■ large parking area for 3 to 4 cars ■ substantial gardens

### SITUATION

Titsey Court is situated on one of the largest surviving private estates in Surrey and located between Oxted and the delightful village of Limpsfield.

### THE PROPERTY

Titsey Court has been renovated to a high standard to provide modern, spacious accommodation within a traditional period property. The property is set within its own established gardens. Externally the property presents attractive brick walling and a tiled roof. The accommodation briefly comprises:

### APPROACH

■ Entrance through oak double gates from Pilgrims Way into driveway

### THE PROPERTY

■ Wooden front door leading to

■ Small entrance hall

Door leading to

■ Dining room with two windows and fireplace

■ Sitting Room with feature beams and large inglenook fireplace

Door leading to

■ Kitchen/breakfast room with fitted units, 2 single ovens, gas hob and space and plumbing for dishwasher, fridge etc

Door leading to

■ Utility room with work tops and plumbing for washing machine

and space for a tumble dryer.

Stairs from Sitting Room leading to first floor onto

■ Large open landing suitable for use as a study with a corridor and doors leading to

■ Four bedrooms and family bathroom, two of the bedrooms have ensuite shower rooms.

### OUTSIDE

■ A large driveway and well established and substantial gardens.

Particulars prepared January 2010

### SERVICES

Mains water, mains electricity, mains drainage.

### TENURE AND POSSESSION

Titsey Court is available on an Assured Shorthold Tenancy for a minimum of twelve months and maximum of 60 months. Rent is in the region of £2500 per calendar month, paid monthly in advance. A £5500 deposit is to be held in an interest earning account. Pets only allowed with the landlord's consent. A full scheduled inventory to be taken on arrival and departure. The Council Tax band for the property is G and this is payable by the tenants. The property is available immediately

### VIEWING

Strictly by confirmed appointment with the agents, Strutt & Parker, Brighton & Hove Office, Tel: 01273 779649 and via email at [annie.kendrick@struttandparker.com](mailto:annie.kendrick@struttandparker.com)

### DIRECTIONS

Located just off of the B269 Titsey Hill in front of St James' Church at the beginning of Pilgrims Lane. There is a To Let board in the boundary hedge.

**Notes**

1. All those items regarded as landlord's fixtures and fittings remaining on the property and are included in the rental agreement. 2. All landlord's fixtures and fittings are to remain with the property upon termination of the tenancy in as good a state of repair as at the commencement of the tenancy.

**Important Notice**

Strutt & Parker for themselves and for the landlord of this property, whose agents they are, give notice that:  
 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending lettings and do not constitute, nor constitute part of, an offer or contract. Prospective tenants should seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on

them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker has any authority to make or give any representation to warranty whether in relation to this property on behalf of Strutt & Parker, nor to enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by any intending tenants in inspecting properties which have been sold, let or withdrawn.

**Measurements and other information**

1. All measurements are approximate. 2. While we endeavour to make our letting particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. 3. Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker, therefore prospective purchasers must satisfy themselves as to their working order.

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