

Rose Lodge, Downside Bridge Road, Cobham, Surrey, KT11 3EJ

Strutt & Parker





TO LET: Rose Lodge

RENT: £4,000pcm

DEPOSIT: 5 Weeks Rent – £4,615.38

AVAILABLE IMMEDIATELY UNFURNISHED

Situation:

This rare opportunity presents a detached period cottage dating back to 1842, nestled within the prestigious Cobham Park Estate and within easy walking distance of Cobham Village. The property is defined by its charm and extensive grounds, featuring river frontage along the River Mole and a private paddock complete with a double stable block.

The interior is arranged across three floors: the ground floor offers a welcoming reception hall, a kitchen, a cloakroom, and a living room complete with a working fireplace. The first floor consists of the main bedroom, a second double bedroom, and a family bathroom. While the second floor provides two single bedrooms and an additional bathroom.

Externally, the home boasts approximately one acre of paddock, substantial gardens, a garage and a dedicated office equipped with power and lighting, with ample parking for several vehicles.

The Property:

- Four Bedrooms
- One Reception Room
- Two Bathrooms
- Downstairs Cloakroom
- Extensive Gardens with frontage to the River Mole
- Approx. 1 acre of paddock
- White Goods Not Included
- EPC – E
- Council Tax Band – F
- Mains water, gas, electricity & sewage
- Floor space – 1279 sq ft

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Tenure and Possession:

Rose Lodge is available immediately on an Assured Periodic Tenancy.

Viewing:

Strictly through Strutt & Parker on 07585404758 or grace.hammond@struttandparker.com

Client Money Protection – Provided by the Royal Institution of Chartered Surveyors (RICS).

Property Redress – Provided by the Property Redress Scheme (PRS).

Important Notice

Photos taken in 2021.

Strutt & Parker for themselves and for the landlord of this property, whose agents they are, give notice that:

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.

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.

No person in the employment of Strutt & Parker has any authority to make or give any representation or warranty whether in relation to this property on behalf of Strutt & Parker, nor to enter into any contract on behalf of the landlord.

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 All measurements are approximate.

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.



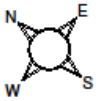


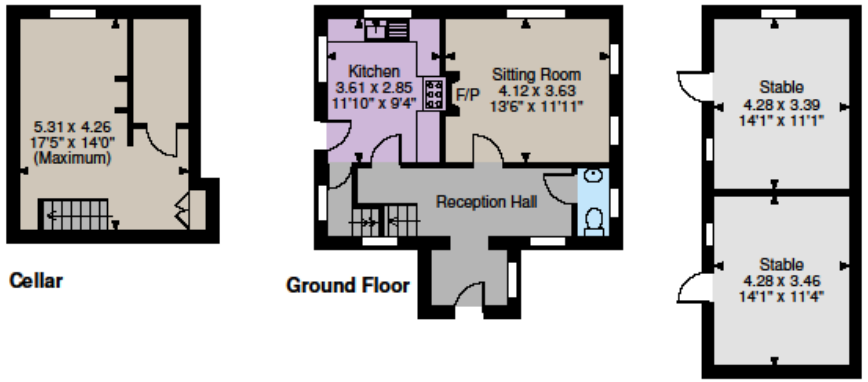
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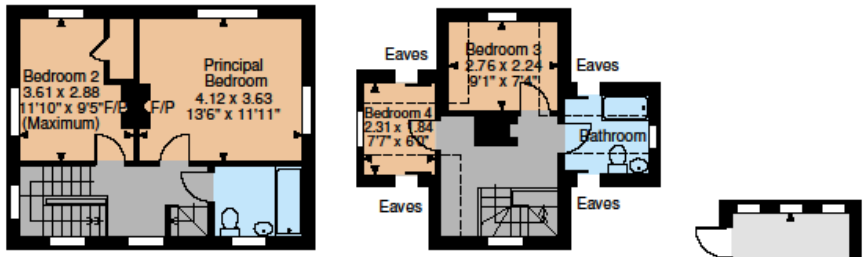
Rose Lodge, Downside Bridge Road, Cobham
Main House internal area 1,279 sq ft (119 sq m)
Garage internal area 280 sq ft (26 sq m)
Outbuilding internal area 579 sq ft (54 sq m)





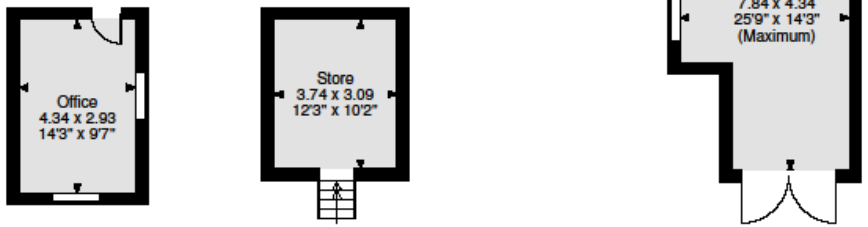
Cellar

Ground Floor



First Floor

Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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