

## Reads Rest Lane Burgh Heath, Surrey KT20 6DJ

WILLIAMS HARLOW ARE PROUD AND EXCITED TO PRESENT A FULLY AND BEAUTIFULLY REFURBISHED FARMHOUSE TO THE MARKET. Occupying a unique, rural location, the farmhouse has recently undergone a full refurbishment and is in excellent condition throughout. Comprising three large reception rooms, a good-size kitchen-diner, utility room, large pantry, WC and rear sun/reading room overlooking the rear garden downstairs; plus four double bedrooms, en-suite shower room and family bathroom upstairs. Further benefits include a large rear garden and storage outhouses with a 3-car car port to the front. It is a beautiful family home in picturesque countryside location. Available immediately on an unfurnished basis.

£3,500 PCM -



## HOUSE & LOCATION

A detached farmhouse with a large wrap-around rear garden with hedge borders, surrounded by farmland and countryside views.  
Rural location with easy access to Banstead Village and larger town centres (Sutton & Epsom)  
New electrics throughout  
New plumbing throughout  
New flooring

## ENTRANCE

Secure, covered porch with tiled floor and wood front door.

## RECEPTION ROOM 1

Large initial room with dual aspect windows over side and front gardens

## RECEPTION ROOM 2

Large room with feature fire-place and dual double glazed windows to the side and front

## KITCHEN-DINER

Good-size, brand new kitchen with integrated appliances and new flooring with double glazed windows overlooking the side garden and adjoining fields

## RECEPTION ROOM 3

Large room accessed of central hallway with a feature fireplace and double glazed window overlooking the side garden.

## UTILITY ROOM

Providing space for washing machine and tumble-dryer as well as access to:

## PANTRY/STUDY

Multi-use as a study or pantry or storage room

## DOWNSTAIRS WC

accessed from utility room with WC and hand-basin

## SUNROOM

Large fully-glazed room overlooking the rear garden with garden access and adjustable double-glazed windows

## STAIRCASE

Newly carpeted and leading up to:

## BEDROOM ONE

A good size double room with carpets and double glazed windows to the front

## EN-SUITE

Newly created with shower cubicle, WC, hand-basin and heated towel-rail

## BEDROOM TWO

Large, double room with dual aspect and new carpets

## BEDROOM THREE

A third large, double room with dual aspect and new carpets

## FAMILY BATHROOM

Shower over bath, WC, hand-basin and heated towel-rail

## BEDROOM FOUR

Double room with double-glazed windows overlooking the garden and countryside beyond

## OUTSIDE (rear)

Large rear garden with hedge and fence boundary. Mainly laid to grass with patio area.  
Wraps around three sides of house and encompasses the brand new oil tank and boiler.

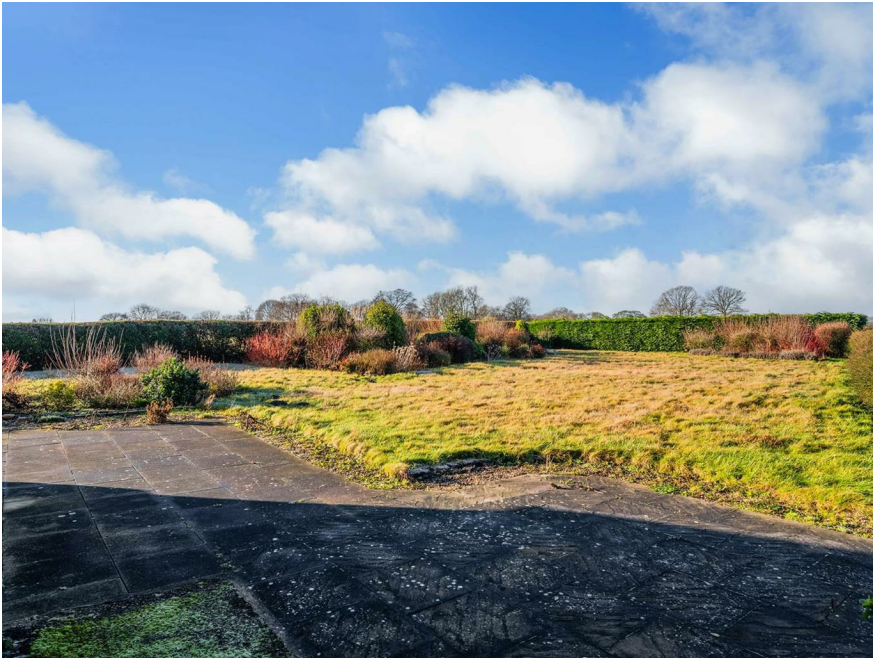
## OUTSIDE (front)

Car parking space directly in front of house.  
Open-fronted 3-car covered car port.  
Double garage/store  
Large storeroom

## COUNCIL TAX

Council Tax Band G (£4,081.32) 2025 / 26





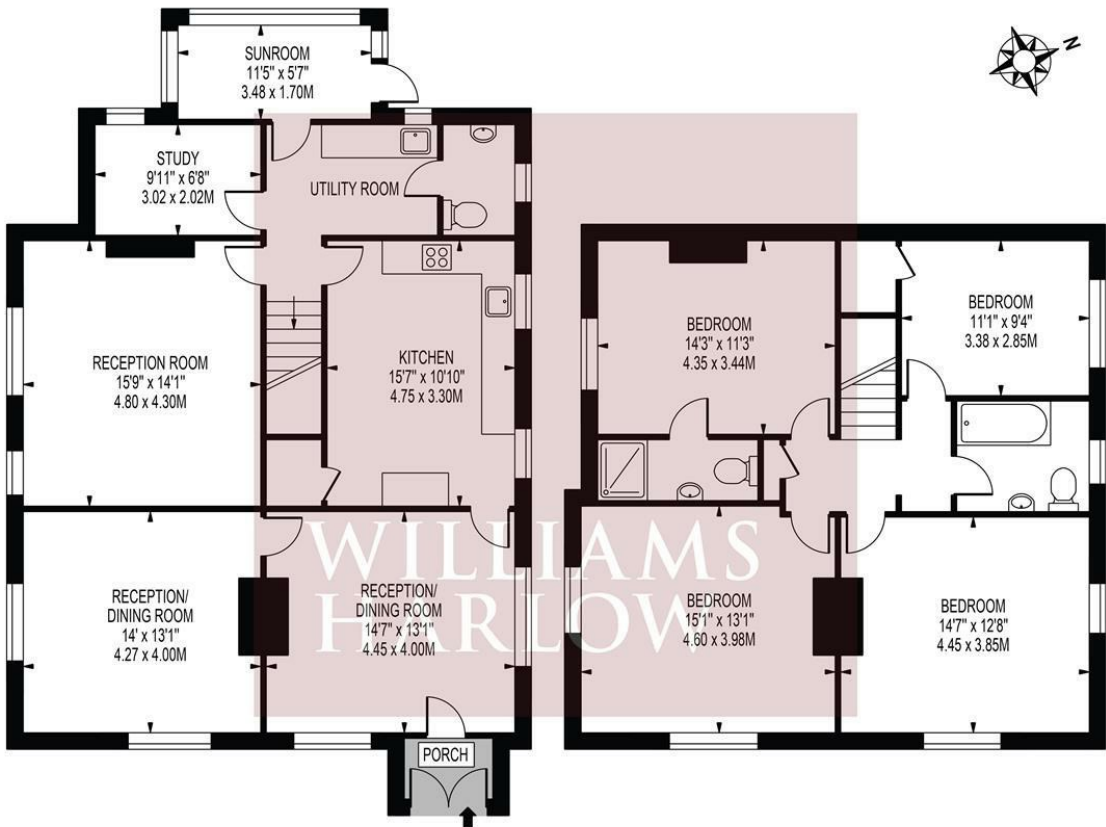


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WILLIAMS  
HARLOW

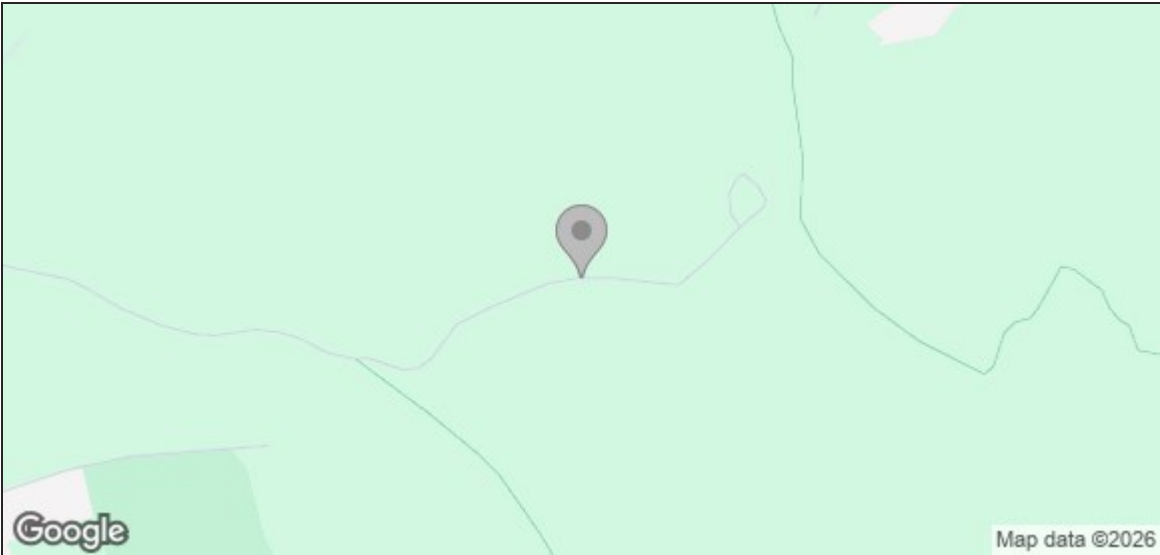
PERROTT'S FARMHOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1979 SQ FT - 183.83 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		