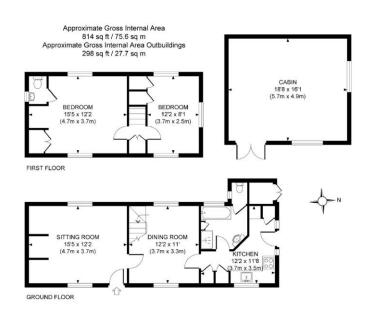
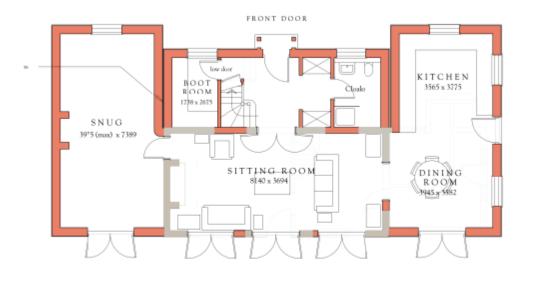
Wilderness Cottage, Hatch Lane, Ockham, Surrey, KT11 1NR

Guide Price £795,000 Freehold

HENSHAWS





GROUND FLOOR PLAN

## FLOOR PLAN OF EXISTING COTTAGE

### Directions

From our offices in East Horsley turn right under the railway bridge along the Ockham Road North and then turn left onto The Drift. At the end of The Drift turn left at the T-Junction and then turn into Old Lane which is the third road on the left. Carry on up Old Lane for about two miles passing the Black Swan pub on your right and Hatch Lane will be found on your left hand side before Ockham Forest carpark. Carry on Hatch Lane taking the left hand fork and Wilderness Cottage will be found on your right hand side.

# Local Authority

Guildford Borough Council: 01483 505050.





FIRST FLOOR PLAN 53.1 sq metres line area of stack)

# HENSHAWS

# www.henshaws.net

### PROPOSED PLANS WITH PERMITTED DEVELOPMENT

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

18 R

A DELIGHTFUL PERIOD COTTAGE IN UNIQUE RURAL LOCATION. This charming two bedroom detached period cottage with origins dating possibly to the 18th Century. Situated on a half-acre plot in a unique wooded location, this delightful cottage offers spacious two bedroom accommodation and a separate detached cabin in the grounds with power, internet cabling and an aircon/heating unit. The property is approached off a small track with a five bar gate leading to the ample parking area.



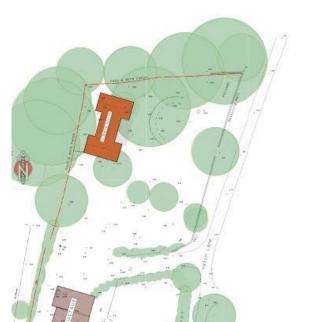
FLANK (NORTHERN) ELEVATION

PROPOSED SINGLE-STOREY EXTENSION

PROPOSED SINGLE-STOREY EXTENSION FLANK (SOUTHERN) ELEVATION

PROPOSED HOUSE ELEVATIONS WITH PERMITTED DEVELOPMENT

The property has permitted development rights and proposed plans have been drawn to create a large three bedroom detached house with a separate detached building extending to about 800 sqft suitable for a variety of uses including additional accommodation or summer house/entertainment space together with a three bay barn style carport. Whilst the plans are currently proposed only, we are advised that they conform with the permitted development rights the property enjoys. **Note:** The main house is to have one two storey rear extension, less than three metres deep. Ridge and eaves heights are to match the existing. There are also two single storey flank extensions, each is less than half the width of the original house, and each projects less than four metres behind the original rear wall. The completed property would provide for a comfortable family home occupying a delightful ½ acre plot situated in a semi-rural location with lovely views.

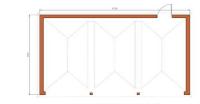




SUMMER HOUSE FRONT ELEVATION 0 10m



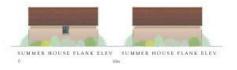
Existing Cabin







SUMMER HOUSE REAR ELEVATION



CARPORT PLAN



CAR PORT FRONT ELEVATION

CARPORT REAR ELEVATION

Proposed summer house elevations & plans with permitted development

**Note:** Both the summer house and car port are P/D under Schedule2, Part 1, Class E of the GPDO, as they are not within 2m of the boundary, are less than 4m high, are not forward of the principal elevation of the original house, and don't exceed 50% of the garden area.





Proposed car port elevations & plans under permitted development