



Robin Oak, Long Reach, Ockham, Surrey, GU23 6PG

£1,199,000 Freehold

Directions

From our offices in East Horsley, turn right and carry on down the Ockham Road North taking the first turning on the left into East Lane. Carry on down East Lane and then take the turning on the right onto Long Reach. Carry on Long Reach and Robin Oak will be found four houses on the right hand side before the corner of Green Lane.

Local Authority

Guildford Borough Council: 01483 505050



Approx. Gross Internal Floor Area of House / Garage 2005 sq. ft / 186.28 sq. m
 Approx. Gross Internal Floor Area Office / Studio 312 sq. ft / 29.03 sq. m
 Approx. Gross Internal Floor Area Outbuildings 237 sq. ft / 22.03 sq. m
Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.



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In a semi-rural location bordering West Horsley /Ockham overlooking woodland to the front, a superb four/five double bedroom, two bathroom chalet style home with garage, off-street parking and landscaped garden.



THE PROPERTY A deceptively spacious 4/5 bedroom chalet style home where the current owners have created a contemporary living space and an impressive landscaped garden on the 0.3 acre secluded plot. It is located on the border of Ockham and West Horsley close to an abundance of rural footpaths yet only 1 ½ miles from East Horsley village centre and station. From the hall the modern kitchen is beyond a wide arch with a pocket door and comprises of a range of white fronted units and a large island with a breakfast bar. Appliances include a six ring range cooker, dishwasher, integrated microwave, freezer and concealed washing machine plus space for an American style fridge/freezer. Above a flat glazed roof light and wide bi-fold doors to the rear flood the room with light. Through a wide arch is the lounge with a floor to ceiling picture window bringing the landscaped garden and patio into the house. The principal bedroom has a luxury ensuite shower room and the modern family bathroom services the other three double bedrooms on the ground floor, two of which could equally be used as reception rooms if desired. Upstairs there is a sizeable bedroom with ample eaves storage and scope to install an ensuite shower stpp. The rear garden is another highlight with both a raised patio and deck housing an enclosed hot tub with steps down to a large area of lawn, raised flower and shrub beds and mature hedging the boundaries. At the rear another terrace that benefits from the evening sunshine is adjacent to the substantial brick built garden cabin with both double and sliding doors that is ideal as a home office, studio or gym. To the right, concealed behind hedging is a summer house and a shed. There is parking for a number of cars on the gravel drive at the front of the property that also gives access into the attached garage with electric roller doors to both the front and rear. This houses the boiler, hot water cylinder, plumbed butlers sink and space for a car. Please note the property is available with no onward chain. Viewing is highly recommended to gain full appreciation of the extensive and flexible accommodation this property has to offer. Council Tax Band G.

