



LOCKHAM ROAD NORTH EAST HORSLEY KT24
£6,500 PER MONTH AVAILABLE 28/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Ockham Road North East Horsley
KT24

£6,500 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

Detached, Four bedrooms, Two bathrooms, Sitting in approximately an acre, Beautiful mature garden, Double length garage, Carriage-style driveway, Close to Horsley train station, FTTP Broadband available, Council Tax Band G

Council Tax

Council Tax Band G

Hamptons

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{ AN IMPRESSIVE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME.

The Property

This wonderful family home has been lovingly redecorated throughout and offers spacious and flexible accommodation. The large, welcoming entrance hall gives access to the ground floor accommodation. A light and bright, triple aspect reception room is complete with an impressive inglenook fireplace and double doors providing access to the stunning rear garden. The dining room is a generous size and also features an open fireplace. The kitchen enjoys a beautiful outlook over the rear garden. Complete with modern appliances, there is ample cupboard space with the added benefit of a breakfast bar. Leading off this is a separate family room and a cloakroom. On the first floor there are four well-proportioned bedrooms. The principle bedroom suite is an impressive size and boasts generous built-in storage and a large ensuite bathroom leading to a further dressing room or alternatively a laundry room. The other three bedrooms are doubles, two of which benefit from built-in storage space and are serviced by the modern family bathroom.

Outside

The sunny rear garden is a true sight to behold. Immaculately kept and colourfully planted, the large patio overlooks the manicured lawn and established borders. There is a further orchard with many mature apple trees and an impressive modern greenhouse. A carriage-style driveway at the front of the property offers parking for several vehicles while a double length garage provides secure storage.

Location

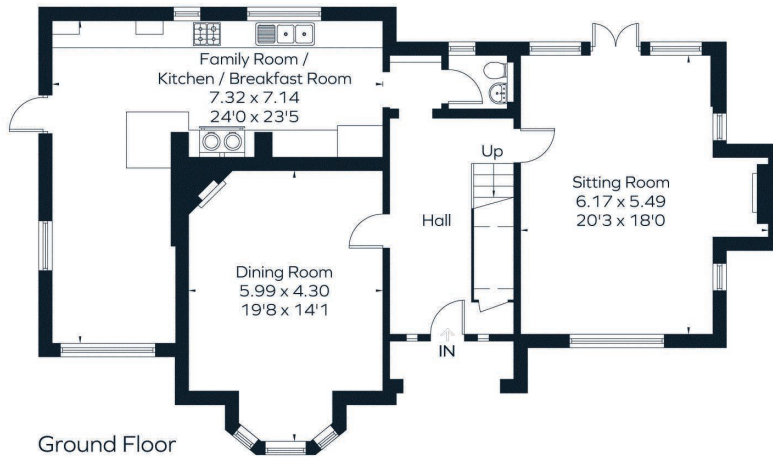
East Horsley has a wonderful parade of shops in the village centre catering for daily needs as well as a railway station to London Waterloo in approximately 45 minutes. There is an impressive selection of schools in the area, both independent and state, while Guildford and Cobham are close by with extensive restaurants, shopping and recreational facilities. Ranmore Common is on the doorstep, as are the Surrey Hills which provide some of the best walking, cycling and horse riding in the South East of England. The A3 and M25 are close by for links to London as well as Heathrow and Gatwick Airports.



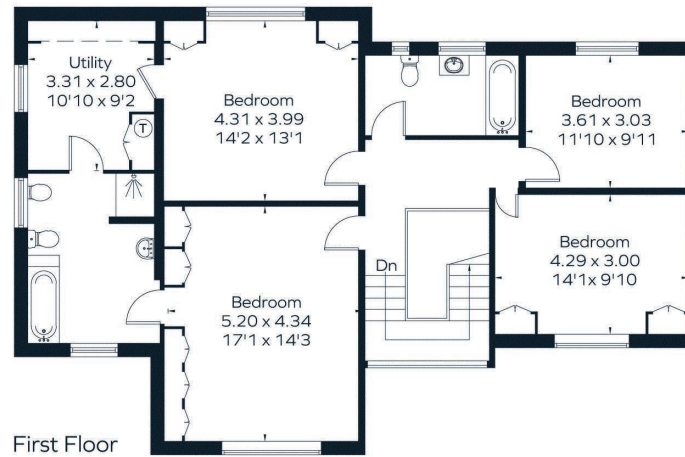
Approximate Area = 216.2 sq m / 2327 sq ft
 Garage = 24.7 sq m / 266 sq ft
 Total = 240.9 sq m / 2593 sq ft
 Including Limited Use Area (3.4 sq m / 36 sq ft)



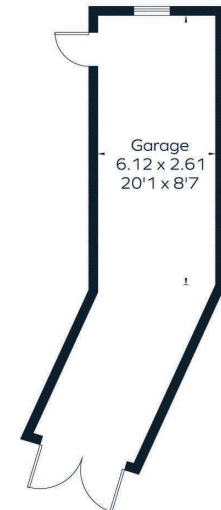
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 301268

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	55	73
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

