



Ockham Lane, Ockham **GU23**

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# Period home with character & charm

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An attractive, three/four bedroom semi-detached period home set in a gorgeous semi-rural setting. The property has been extended and renovated to a superb standard by the current owners, creating a wonderful home.

From the generous and light entrance hall there is a great flow through various reception rooms. The kitchen is a fantastic size, with a large central island unit with granite work surfaces, fully integrated appliances, a separate utility area and bi-folding doors leading to the incredible garden. The four further reception areas include a wonderfully bright garden room also benefiting from bi-folding doors onto the terrace. A further study completes the highly flexible ground floor space. There is the potential to change the fourth reception room to a downstairs bedroom.

Upstairs is the principal bedroom which offers beautiful views over the garden and countryside beyond. There are two further double bedrooms, a family bathroom and a shower room as well.

East Horsley station 2.1 miles, Effingham Jct station 2.4 miles, Cobham 3.25 miles, Woking station 6.5 miles (All distances are approximate).

Tenure: Freehold | Tax Band: G

Local Authority: Guildford Borough Council



3/4



2



4/3



EPC

E



The garden is another stand out feature of the home. At almost 0.4 of an acre and backing onto open fields it has everything to offer: ample patio space for al-fresco entertaining; mature flower beds; and a large lawned area and pretty summer house. There would be potential to build a garage in place of the garden storage subject to planning permission.

Appstree Cottages is located in the beautiful hamlet of Ockham, which provides a semi-rural location giving you the feel of being in the countryside and yet still close to both abundant local amenities and London with good transport links: road, rail and air.

With easy access to the A3 and M25 at Wisley, Ockham is well placed for transport to London, Guildford, Heathrow (20 minutes) and Gatwick (30 minutes).

The area is well situated for schooling, close to a number of the finest state and independent day and boarding schools in the country. For sports enthusiasts racing at nearby Sandown and Ascot, Twickenham, the Oval and Wimbledon are easily accessible.





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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