



Beech Cottage, Ockham Lane  
Ockham, Surrey GU23 6NR







A charming 18th Century 2 bedroom period home in the heart of the picturesque village of Ockham, and affording the next owner great potential to make their own mark through a programme of modernisation.







## Beech Cottage, Ockham Lane

Ockham, Surrey

We are delighted to bring to market this semi-detached period cottage, believed to have origins back to around 1780 (not Listed) with almost limitless potential for the next owner to improve the existing spaces to a style of their own.

To be sold for the first time in over 50 years, the original parts of the house retain much of the original character features from the original era of build. The lounge with its exposed timber ceiling beams, adjoins the separate dining room which also has exposed joinery to the ceiling and herringbone woodblock flooring,

The remainder of the ground floor is principally contained within a more recent addition to the house which provides for a kitchen with adjoining study area, and to the other end, a rear hall.

From the inner hall, a staircase takes you to the first floor landing where there are two good sized bedrooms with semi-vaulted ceilings and wall timbers, along with the first floor bathroom.

Outside, the property is approached by a gated brick-edged path which dissects the walled frontage to Ockham Lane and flanked by a Beech hedge to one side and shrub bed to the other. A further access gives way to the gravel driveway which provides off-street parking. The cottage gardens are primarily located beyond the gravel driveway with well tended lawn and sheltered by mature boundary hedging. A crazy paved pathway leads to the rear of the house with stepping stone pathway to the timber shed.

Viewing Strictly by Appointment Only.





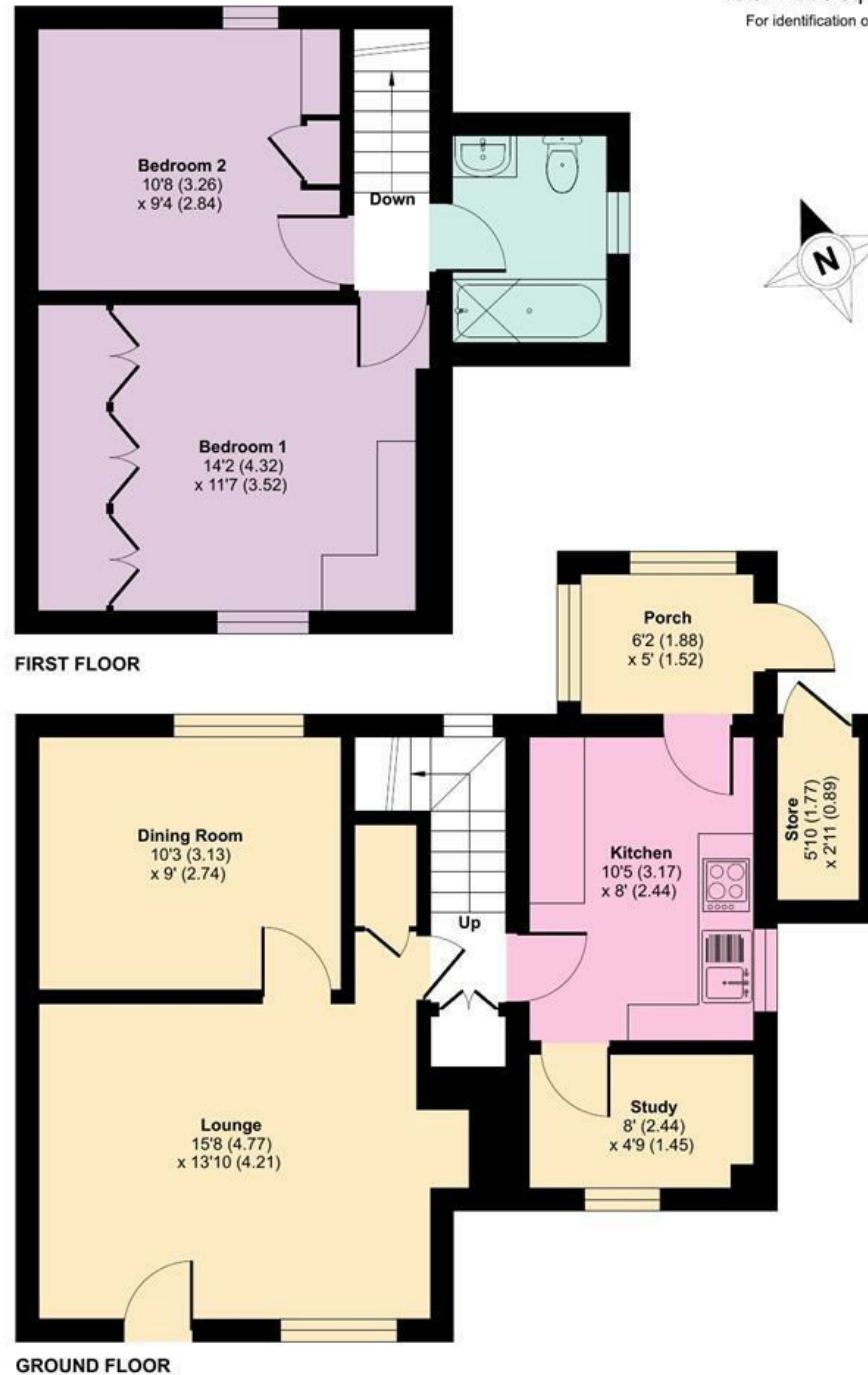


Approximate Area = 846 sq ft / 78.5 sq m

Store = 17 sq ft / 1.5 sq m

Total = 863 sq ft / 80 sq m

For identification only - Not to scale







## DIRECTIONS

From our Offices in East Horsley proceed under the railway bridge into Ockham Road North and continue for just under 2 miles. Upon reaching Ockham, as the road bends to the left, turn right Alms Heath and continue to the end. Now turn right into Ockham Lane and proceed for about 200 yards, where the property will be found on the left hand side, with the driveway just a few paces further along the walled frontage.///spout.drive.topped

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