



1 Guilehill Farm Ockham, Surrey GU23 6NG **£1,595 PCM Unfurnished**

Located in a rural position a mile or so from the centre of Ripley village with its range of local shops, as well as schools and local bus services. Effingham Junction and Horsley railway stations are a short drive away, and easy access to the A3 and M25 motorway network (Junction 10). The accommodation comprises: entrance hall, two ground floor double bedrooms; cloakroom/wc; staircase to first floor - fitted kitchen with appliances; bright spacious living/dining room with lovely views over farmland; bathroom with shower over the bath; gas fired central heating; communal gardens; allocated parking for two cars. Guildford Borough Council Band C. EPC rating D/63. SORRY NO PETS



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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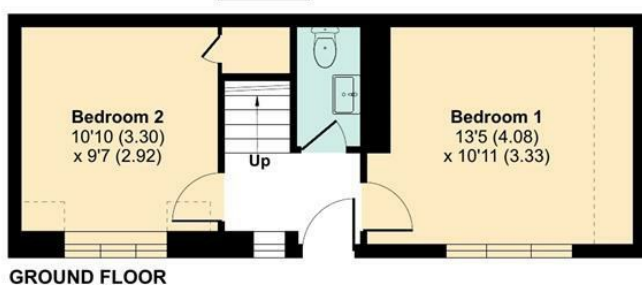
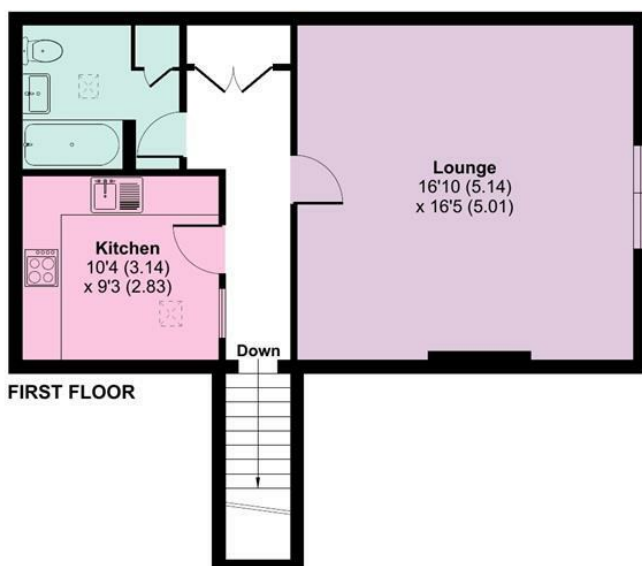
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Material Information

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Approximate Area = 851 sq ft / 79 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Total = 888 sq ft / 82.4 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Wills and Smerdon. REF: 1331201

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92 plus) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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