



Rumakami, Ockham Road South  
East Horsley, Surrey KT24 6QE







A substantial 4 bedroom detached family home set in West facing gardens beyond a gated entrance, just a 150 yard stroll from the main shopping centre with Station serving Waterloo (45 mins). No Onward Chain







## Rumakami, Ockham Road South

East Horsley, Surrey

We are delighted to bring to market this substantial family home, presented in excellent order throughout, and located in the very centre of the village.

Once across the threshold, the main accommodation opens out to provide a wonderful feeling of light and space. On the ground floor there is a stunning fitted kitchen with all the usual appliances, and door leading to the garden. The contemporary living room has a feature fireplace, which flows through to dining area to the front, and the conservatory to the rear which offers year round access to the delightful West facing gardens. The ground floor accommodation is completed by a useful Study/Family Room and a guest WC.

To the first floor, there are 4 good sized bedrooms, all with built-in wardrobes, along with 2 bath/shower rooms of which one is en-suite to the main bedroom.

Outside, to the front there is a detached double garage with up and over door, and ample visitor parking, all set beyond a remotely operated gated and part walled entrance.

The rear gardens provide a tranquil setting to enjoy the afternoon and evening sun, with extensive lawns beyond the sun terrace, and mature borders and boundary hedging providing interest and privacy.

The property benefits from gas central heating throughout, and has been recently redecorated by the current owners to provide a "ready to move into" family home.

In all, for anyone seeking a delightful family home in a convenient location close to Horsley main village with its shops, station and medical facilities, this is one definitely not to miss.

Viewings strictly by appointment.



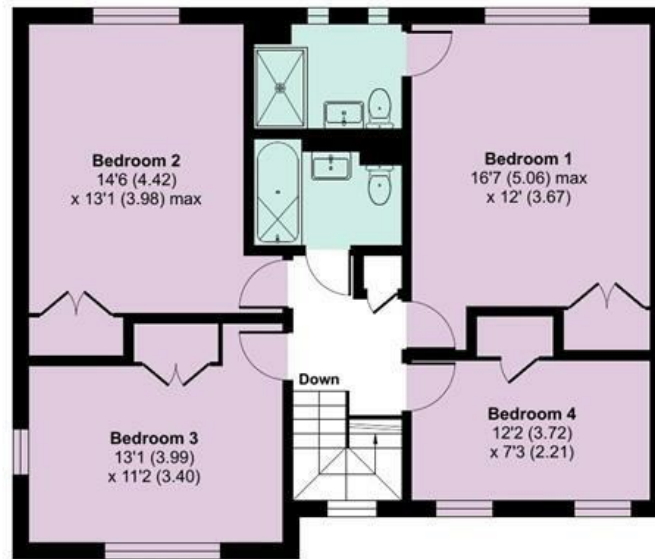


Approximate Area = 1695 sq ft / 157.4 sq m

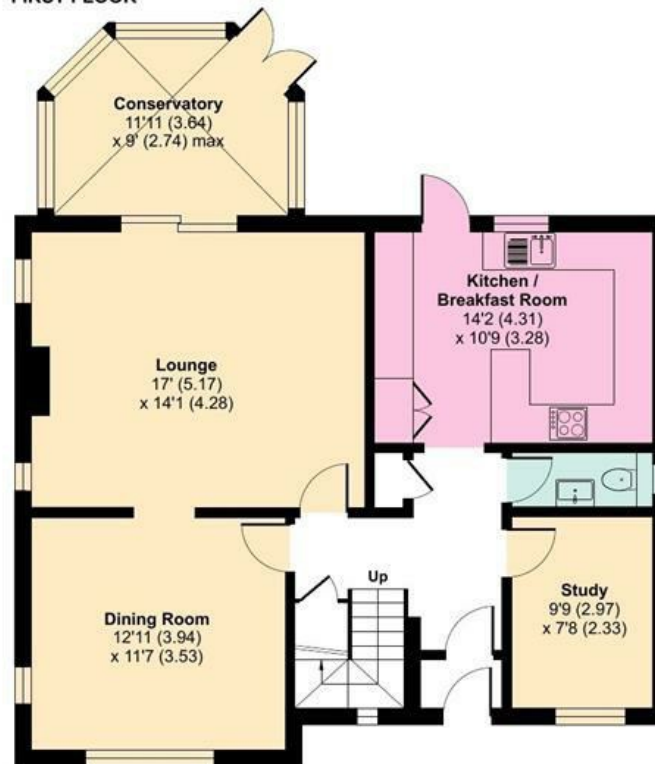
Garage = 296 sq ft / 27.4 sq m

Total = 1991 sq ft / 184.8 sq m

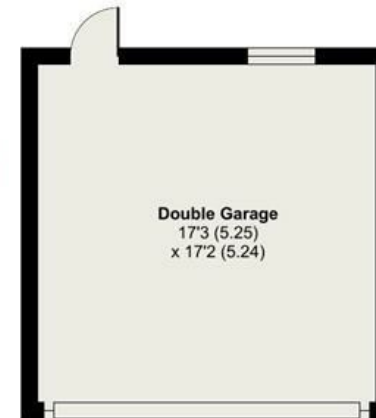
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE







## DIRECTIONS

From our Offices in East Horsley, proceed to the South end of the Parade passing the Library and beyond The Old Rectory on your right, and passed the entrance to Old Rectory Lane. Rumakami is found as the second property on the right hand side, beyond the gated entrance. [///hung.maps.places](http://hung.maps.places)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 83        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

