



Barley Cottage Guileshill Lane Ockham, Surrey GU23 6NG **£2,250 PCM Unfurnished**

Lovely character barn conversion in a semi-rural location yet close to both Ripley and East Horsley villages. The accommodation comprises: entrance hall; kitchen/breakfast room; Spacious reception room with large windows and fireplace; cloakroom/utility room; three double bedrooms; refitted family bathroom with shower over the bath; patio garden; use of communal garden; off street parking; The property is located in a semi rural position a mile or so from the centre of Ripley village with its range of local shops, as well as First and Preparatory schools and local bus services. Horsley railway station is a short drive away, and there is easy access to the A3 and M25 motorway network (Junction 10). Guildford Borough Council Band E; EPC rating E/47. Sorry, no pets.



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

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*Scan the QR code for the
Material Information*

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Approximate Area = 1342 sq ft / 124.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Wills and Smerdon. REF: 922026



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		97
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	45	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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