



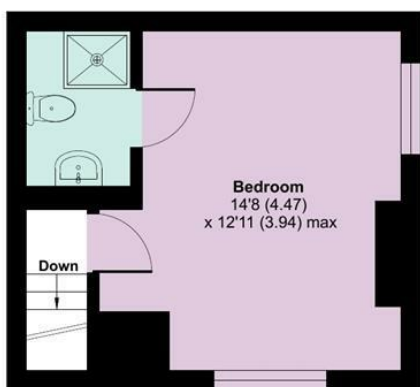
**1 Church End Lodge, Ockham Road North
, Surrey GU23 6NL
£1,620 PCM Unfurnished**

Beautifully presented charming cottage with a wealth of period features. The accommodation comprises: beamed living room with fireplace; fully fitted kitchen with appliances; downstairs bathroom; one double bedroom with beams; ensuite shower room; gardens; double garage; EPC rating D/55; Council tax band D; This immaculate property is located in a delightful semi rural location, on the edge of a country house estate in the village of Ockham, just a short drive from the centre of Ripley and East Horsley villages with easy access to the A3 and M25 motorway network. Available end of June.

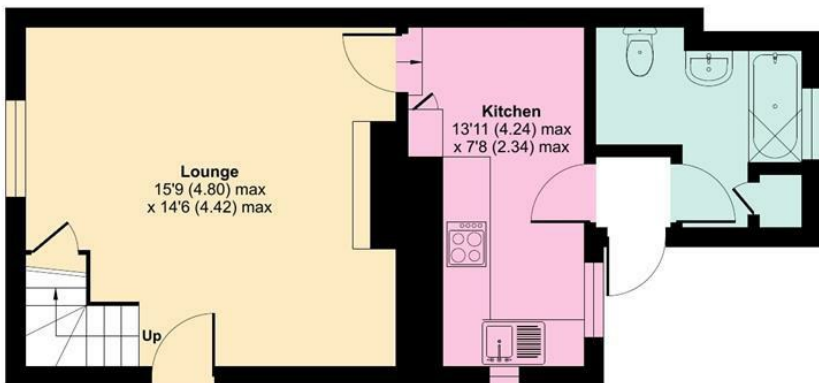


Wills & Smerdon

Approximate Area = 645 sq ft / 60 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Wills and Smerdon. REF: 960173

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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