



Maize Cottage Guileshill Lane Ockham, Surrey GU23 6NG **£2,300 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 First and Preparatory schools and local bus services. Effingham Junction and Horsley railway stations are a short drive away, and there is easy access to the A3 and M25 motorway network (Junction 10). This charming property has recently been refurbished to a high standard. The accommodation comprises: entrance hall with staircase to first floor, cloaks cupboard and vaulted ceiling; cloakroom/utility room; brand newly fitted kitchen/breakfast room with appliances and tiled floor; Lower ground floor - lovely bright spacious living/dining room with tiled floor and three arched floor to ceiling windows and open fire in natural brickwork, door to private terrace; First floor - master bedroom with far reaching views and wardrobe; two further large single bedrooms; bathroom with shower over the bath; gas fired central heating; communal gardens; allocated parking for two cars. EPC rating D. Council tax band E.

