



**South End Cottage, Long Reach,
Ockham, Surrey, GU23 6PF**

£1,095,000 Freehold

Directions

From our office in East Horsley turn right under the railway bridge and carry on the Ockham Road North for about a mile then turn left into Green Lane. At the T junction at the end turn right onto Long Reach South End Cottage will be found on the left hand side just before the bend.

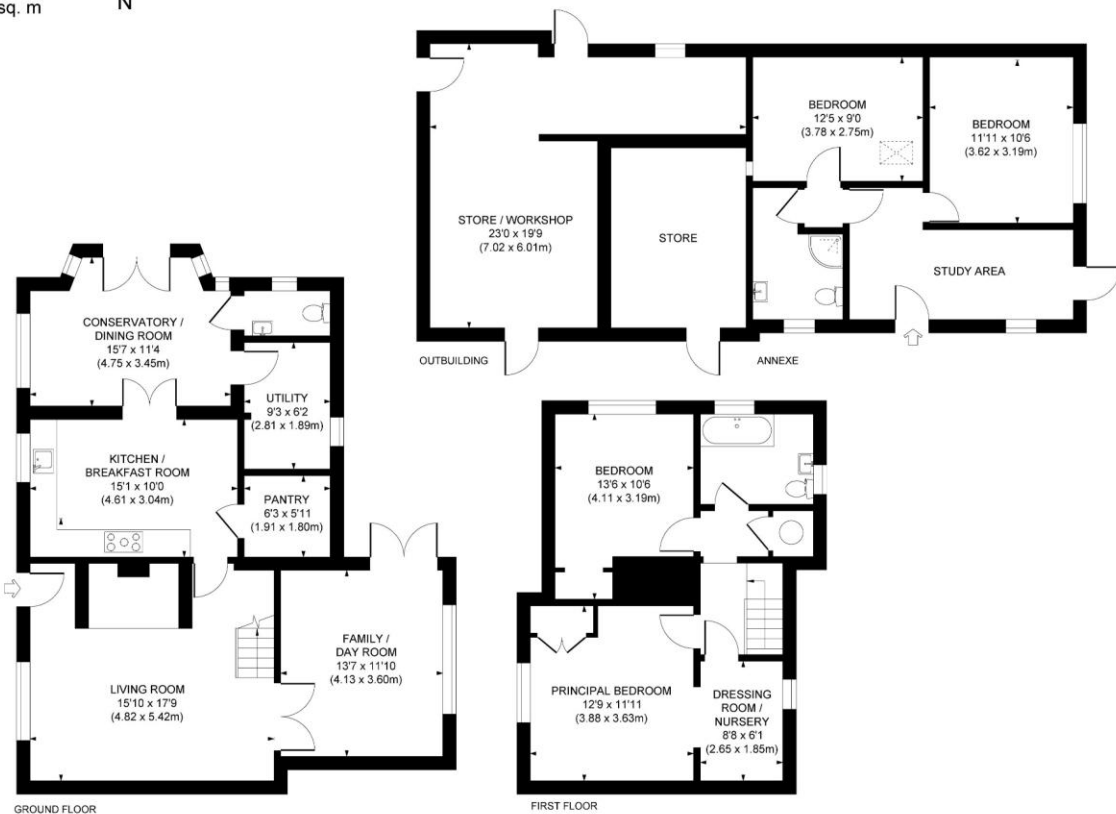
Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area

Main House 1,396 sq. ft / 129.66 sq. m
Outbuilding 462 sq. ft / 42.91 sq. m
Annexe 446 sq. ft / 41.43 sq. m
Total 2,304 sq. ft / 214.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Set in delightful landscaped gardens in a semi-rural location a charming three bedroom period cottage with a separate detached two bedroom annexe and stables.



THE PROPERTY A charming period, semi-detached 2/3 bedroom cottage set within a desirable semi-rural location, complemented by a separate 2 bedroom annexe. Situated on a secluded plot of approximately half an acre. The property is rich in character and offers a balance of traditional features and versatile accommodation. Entering through the oak front door, you are welcomed into a characterful lounge featuring exposed beams and a striking inglenook fireplace with an oak mantle, central fire grate, and log storage within twin alcoves. Double doors lead through to a bright, dual aspect family room, which in turn opens via further double doors onto a delightful walled courtyard garden. With its westerly aspect, this space is perfectly suited for outdoor entertaining and relaxing. The recently upgraded kitchen is well appointed with an excellent range of shaker-style cabinetry, quartz worktops, a dual butler's sink with an InSinkErator and boiling water tap, integrated Neff dishwasher and an Italian Bertazzoni electric 6-ring range cooker, all complemented by quarry tiled flooring. A generous pantry provides space for a fridge/freezer and washing machine alongside ample shelving for groceries. An adjoining heated conservatory, currently used as a dining room, enjoys direct access to the garden, while a cloakroom and utility room with coat and boot storage and tumble dryer, are conveniently positioned to the side. Upstairs, the semi-vaulted principal bedroom is full of charm and benefits from an adjoining nursery or small third bedroom, currently utilised as a walk-in wardrobe. A second double bedroom includes built-in storage, and the dual-aspect family bathroom is fitted with a bath and overhead shower, basin, and WC. The majority of both ground and first floors feature attractive new flooring that enhances the home's warm and inviting feel. The centrally heated annexe has been thoughtfully refurbished and reconfigured by the current owners to include a study area, two double bedrooms, and a modern shower room, making it ideal for guests, extended family, or potential rental use. Attached timber stables are currently used for storage and as a workshop. The gardens are a particular highlight of the property. A charming cottage garden greets you at the front, while to the side a gated carriage driveway is adjacent to a private and expansive lawned area. Mature trees, along with an abundance of flower and shrub beds, create a peaceful and picturesque setting. The cottage is conveniently located just a 5 minute drive from East Horsley village centre and its mainline station, while public footpaths nearby provide excellent opportunities for countryside walks and outdoor pursuits. The Raleigh School (rated Outstanding by Ofsted) is one mile away as the crow flies and in the private sector, Glenesk and Cranmore Schools are close by, in East and West Horsley respectively. Guildford is easily accessible with a further array of highly rated schools. Council Tax Band F.

