



## 1 Guileshill Farm Ockham, Surrey GU23 6NG **£1,695 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 schools and local bus services. Effingham Junction and Horsley railway stations are a short drive away, and easy access to the A3 and M25 motorway network (Junction 10). The accommodation comprises: entrance hall, two ground floor double bedrooms; cloakroom/wc; staircase to first floor - fitted kitchen with appliances; bright spacious living/dining room with lovely views over farmland; bathroom with shower over the bath; gas fired central heating; communal gardens; allocated parking for two cars. Guildford Borough Council Band C. EPC rating D/63. SORRY NO PETS Available immediatley.

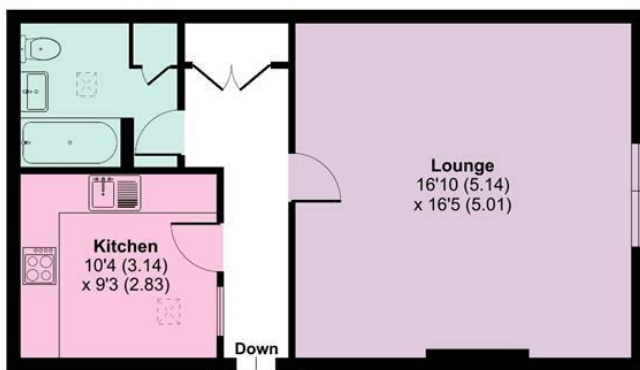


# Wills & Smerdon



Approximate Area = 851 sq ft / 79 sq m  
 Limited Use Area(s) = 37 sq ft / 3.4 sq m  
 Total = 888 sq ft / 82.4 sq m  
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Wills and Smerdon. REF: 1331201

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	55
		EU Directive 2002/91/EC	



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