



Lake Cottage Ockham Road North, West Horsley, KT24
6PE - Guide price £1,175,000

 4  3  2  B

A recently refurbished and extended 18th-century cottage set in a private lane, enjoying beautiful views and quiet seclusion whilst being only a short distance from the mainline station and local shops.

Boasting a stunning and bespoke finish throughout, the flexible ground floor layout comprises a cosy sitting room with a wood-burning stove and beamed ceiling; a downstairs bedroom which could also function as a home office or snug; and a breathtaking open-plan kitchen/dining/living room with a natural stone finish and Crittall-style doors to the garden. Completing the ground floor is a separate utility room with side access and a luxury shower room.

Upstairs holds three well-proportioned bedrooms with a lavish en suite bathroom to the principal, which also enjoys far-reaching lake views from a Juliet balcony. This floor is completed with a luxury fitted family bathroom with a roll top bath and a separate toilet off the landing.

Outside, there is a beautifully landscaped wrap-around garden with a mix of lawn areas, sandstone paved patios, Cotswold stone-chipped sections, railway sleeper borders, and thoughtfully planted beds offering a pleasant selection of flora. The current owners have also erected a delightful timber outbuilding, currently functioning as a holistic and wellbeing centre; however, this could be tailored to your own individual needs. Solar panels have been added to contribute to this home's "B" rating on the Energy Performance Certificate, making it exceptionally energy efficient.

Secure double-gated side access allows





for parking large vehicles to the side of the dwelling, while the front driveway, also double-gated, provides parking for multiple vehicles.

West Horsley is a semi-rural village, located between Guildford and Leatherhead. Nestled on the edge of the Surrey Hills, it is a prestigious residential area known for its strong community feel, sought-after schools, and beautiful green space.





Ockham Road North, Leatherhead
Total Area: 137.2 m² ... 1477 ft² (excluding summer house)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

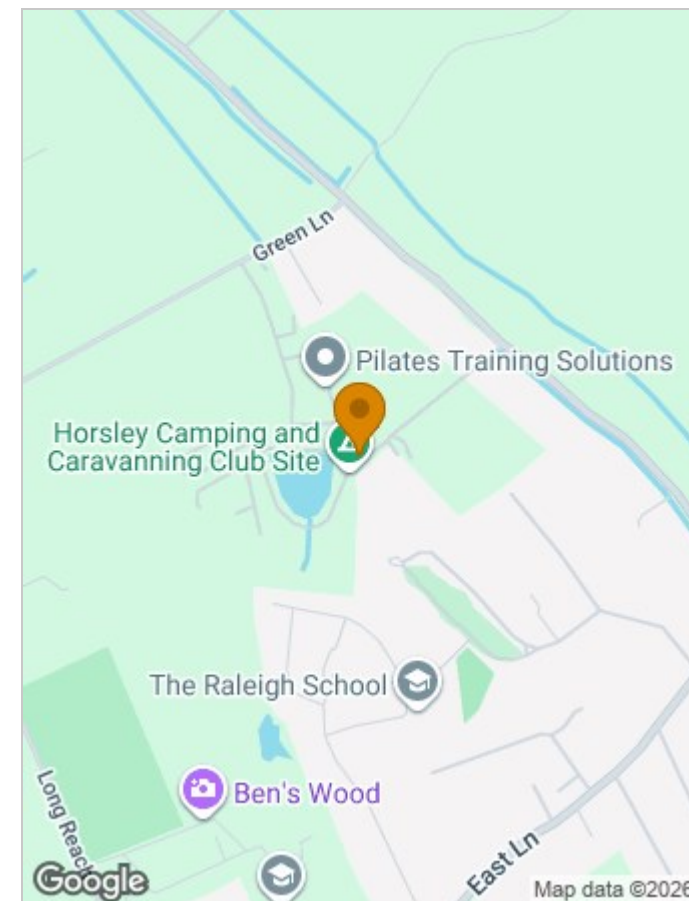
As Still Moving London LTD (www.stillmoving.london)



Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Tel: 01372 303703

Email: guide@markcoysh.co.uk