



## 2 Brickyard Copse, Ockley, Dorking, Surrey, RH5 5TJ

£1,600 PCM

- Three spacious bedrooms
- Communal off-street parking
- Modern kitchen
- Spacious Reception Room
- Available Now
- Located in Ockley village
- Large Rear Garden
- Ground floor WC

## 2 Brickyard Copse, Dorking RH5 5TJ

Nestled in the charming rural village of Ockley, this delightful semi-detached house offers a perfect blend of comfort and countryside living.

With three well-proportioned bedrooms, including built-in wardrobes, this home is ideal for families or those seeking extra space.

The spacious reception room, which boasts a feature fireplace, overlooks the the large rear garden.

The property also features a modern bathroom, a convenient ground floor WC and a modern kitchen.

Early viewing is advised.



Council Tax Band: E



### Deposit

Security Deposit payable once the Tenancy Agreement is signed. £1846.15 (This is the equivalent of five weeks rent. If a higher or lower rent is agreed the Security Deposit will be adjusted accordingly)

A full copy of our tenant fees can be found on our website.

### Important Information

<https://www.molevalley.gov.uk/council-tax/council-tax-charges-2024-2026/>  
Council Tax 25/26 £2982.58

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2163-8550-2495-3081>  
EPC C - 79

### Mobile Phone coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>  
Good outdoor variable indoor mobile signal

### Broadband Coverage

Ultra fast not available. Superfast reporting 80 Mbps download and 20 Mbps upload. Fiber average speed 42. ADSL Average Speed 11/ VDSL2 likely to be good.

Please note that appliances (other than the cooker) are not provided. However there is space for a washing machine and fridge freezer.

Parking is being amended due to development. A licence will be given to use the space to the front of the property. More details will be provided on request.

### Hallway

A bright and welcoming hallway features a white colour scheme that enhances

the natural light. Fitted storage cupboards are discreetly positioned beneath the staircase and along the corridor, offering practical space-saving solutions. The grey tiled flooring adds a modern touch and continues seamlessly into adjacent areas, creating a cohesive flow throughout.

### Kitchen

The kitchen is stylish and functional, fitted with white cabinets topped with wood-effect work surfaces that add warmth to the space. A tiled splash-back in a subtle tone complements the light, neutral palette. Integrated appliances include a black oven and a stainless-steel extractor hood. The kitchen layout maximises the available space with plenty of storage and worktop areas, and a window above the sink provides a view out to the front garden.

### Ground Floor WC

Also located on the ground floor is a separate WC in a simple white suite, providing extra convenience for guest and occupants alike.

### Living Room

A spacious living room filled with natural light from large windows and a patio door that opens onto the garden. The room is carpeted in a soft, neutral shade that enhances the bright and airy feel. A characterful focal point is the exposed brick chimney breast, which houses a wood-burning stove, adding warmth and charm. The room offers ample space for both seating and dining areas, with access through a glazed door to the rest of the home.

### Rear Garden

The rear garden extends generously from the house, featuring a paved patio area ideal for outdoor seating and entertaining. Beyond this, a long lawn stretches back towards mature trees at the boundary, offering privacy and a natural backdrop. The garden is enclosed with fencing on either side.

### Bedroom 1

The main bedroom is a bright and spacious room with a high ceiling that



includes exposed beams, adding character and a sense of volume. A large window fills the room with light, while the neutral carpeting and painted walls provide a calm and restful atmosphere. A radiator beneath the window offers heating, and the room benefits from a pleasant, peaceful outlook.

### **Bedroom 2**

This bedroom is comfortable and well-lit, featuring a window that allows natural light to stream in. The room is carpeted in a pale tone and has a high ceiling with exposed beams that lend a sense of space and character. A wall-mounted radiator provides warmth, and the neutral decor creates a versatile space suitable for relaxation or study.

### **Bedroom 3 / Study**

A smaller bedroom or study room with a window positioned centrally on the wall, allowing in natural light. The room features neutral carpeting and light walls with a dado rail adding a touch of traditional detail. Heating is provided by a radiator beneath the window, making this room a cosy and practical space.

### **Bathroom**

The bathroom is fitted with a modern white suite including a bath with an overhead shower and a curved glass shower screen. White wall tiles surround the bath area, while a frosted window allows natural light to enter while maintaining privacy. A heated towel rail and a washbasin with storage beneath complete the practical yet stylish space.





Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(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