



## Rumakami Ockham Road South East Horsley, Surrey KT24 6QE £3,950 PCM Unfurnished

### PROPERTY DESCRIPTION

We are delighted to bring to market this substantial family home, presented in excellent order throughout, and located in the very centre of the village.

Once across the threshold, the main accommodation opens out to provide a wonderful feeling of light and space. On the ground floor there is a stunning fitted kitchen with all the usual appliances, and door leading to the garden. The contemporary living room has a feature fireplace, which flows through to dining area to the front, and the conservatory to the rear which offers year round access to the delightful West facing gardens. The ground floor accommodation is completed by a useful Study/Family Room and a guest WC.

To the first floor, there are 4 good sized bedrooms, all with built-in wardrobes, along with 2 bath/shower rooms of which one is en-suite to the main bedroom.

### PROPERTY FEATURES

- Central Village Location
- Kitchen
- Conservatory
- 3 Further Bedrooms all with built-In wardrobes
- Detached Double Garage & Parking
- Lounge and Separate Dining Room
- Study
- Main Bedroom with Ensuite
- West Facing Gardens
- Available Immediately



6 Station Parade, East Horsley, Surrey, KT24 6QN  
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Scan the QR code for the  
Material Information



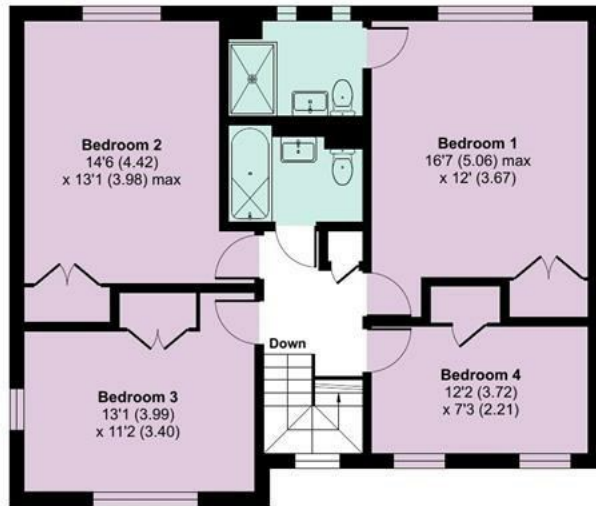
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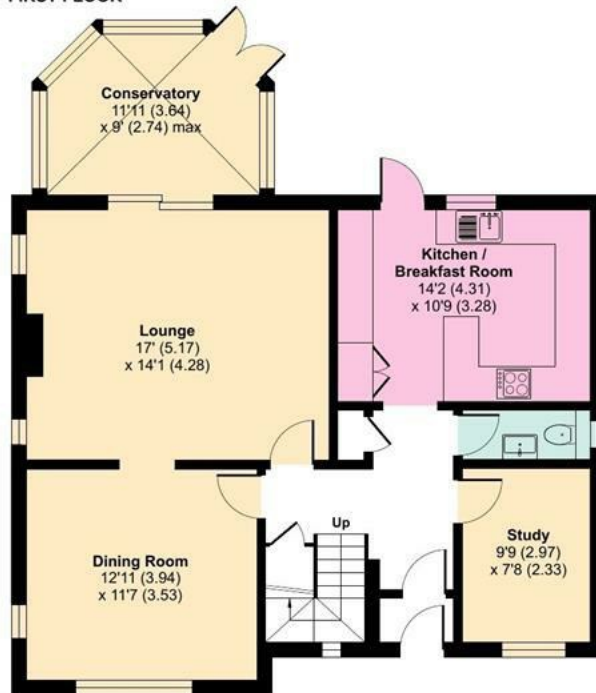


## Rumakami Ockham Road South East Horsley, Surrey KT24 6QE

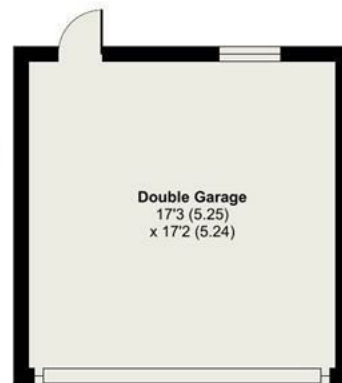
Approximate Area = 1695 sq ft / 157.4 sq m  
Garage = 296 sq ft / 27.4 sq m  
Total = 1991 sq ft / 184.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

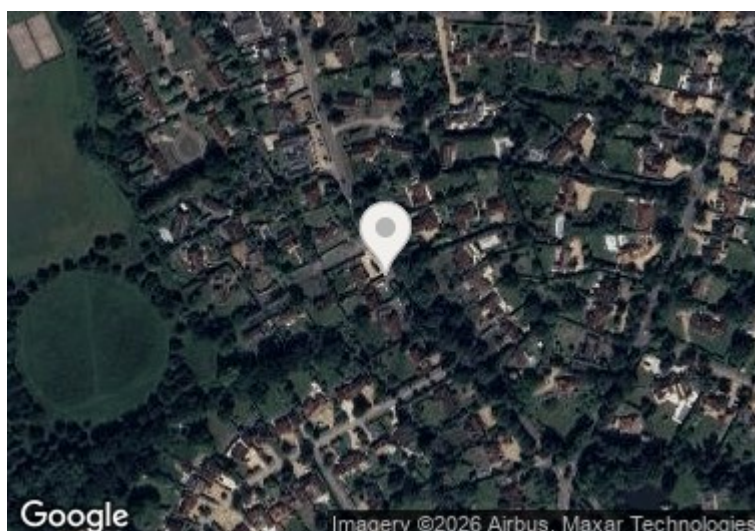


GARAGE



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Wills and Smerdon. REF: 1358284

# Wills & Smerdon



Outside, to the front there is a detached double garage with up and over door, and ample visitor parking, all set beyond a remotely operated gated and part walled entrance.

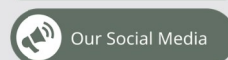
The rear gardens provide a tranquil setting to enjoy the afternoon and evening sun, with extensive lawns beyond the sun terrace, and mature borders and boundary hedging providing interest and privacy.

The property benefits from gas central heating throughout, and has been recently redecorated by the current owners to provide a "ready to move into" family home.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(89-91) B			
(85-88) C		74	83
(81-84) D			
(77-80) E			
(73-76) F			
(69-72) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Our Social Media