



1 Church End Lodge, Ockham Road North , Surrey GU23 6NL **£1,620 PCM Unfurnished**

Beautifully presented charming cottage with a wealth of period features. The accommodation comprises: beamed living room with fireplace; fully fitted kitchen with appliances; downstairs bathroom; one double bedroom with beams; ensuite shower room; gardens; double garage; EPC rating D/55; Council tax band D; This immaculate property is located in a delightful semi rural location, on the edge of a country house estate in the village of Ockham, just a short drive from the centre of Ripley and East Horsley villages with easy access to the A3 and M25 motorway network. Available end of June.



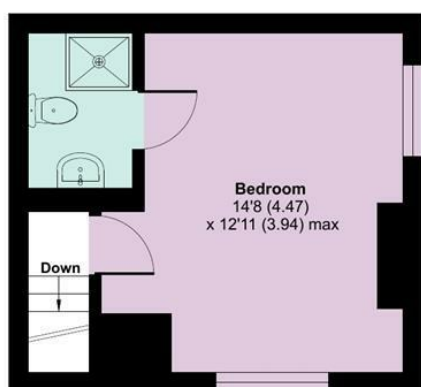
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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

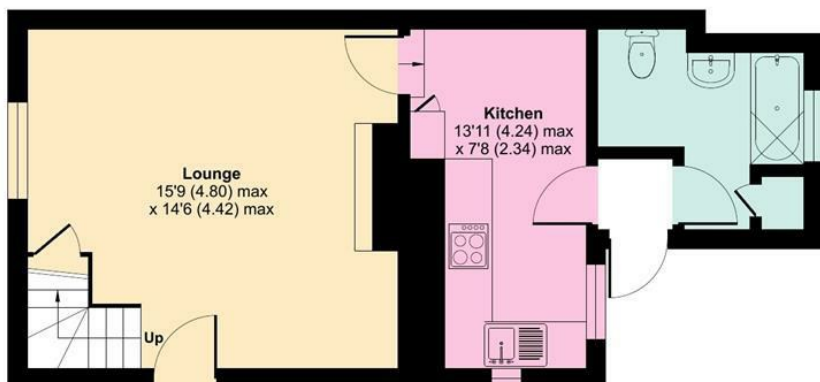
*Scan the QR code for the
Material Information*

Wills & Smerdon

Approximate Area = 645 sq ft / 60 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Wills and Smerdon. REF: 960173



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		85
B (81-91)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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