



**Little Oak Cottage, 189a The Street,  
West Horsley, Surrey KT24 6HR  
Price £1,300 pcm Unfurnished**

**TERRA COTTA**  
Independent Estate Agents

## PROPERTY DESCRIPTION

A well presented 1 double bed detached property with a dual aspect reception room with mezzanine storage open plan to the kitchen which includes a fitted oven, an electric hob set into a solid wood worktop, a slimline dishwasher & fridge. There's a small lobby (housing the washer/dryer & freezer) leading through to a dual aspect double bedroom with fitted wardrobes plus a mezzanine storage area. There's also a recently refitted shower room with a shower cubicle, wc & basin. Outside the property offers off-street parking for 1 car & a good size private garden which is mainly laid to lawn with a shed to the rear & a decked area just outside the property. Set back from the road in a quiet, sought after location within approx. 15 mins walk of Horsley village & mainline station. Easy access to the A3, M25, Guildford & Cobham.

## DIRECTIONS

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Continue up & over Newlands Corner, down the hill to the traffic lights. Turn right on to the A246 towards Leatherhead. Continue on the dual carriageway, then along the single lane to the roundabout. Turn left at the roundabout at the car showroom towards Horsley. Continue for about a mile, where you will find the property on your left, 2 properties after the Barley Mow pub.

**Council Tax : Guildford - Band A £1714.41 per annum (2026-27)**

### WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent

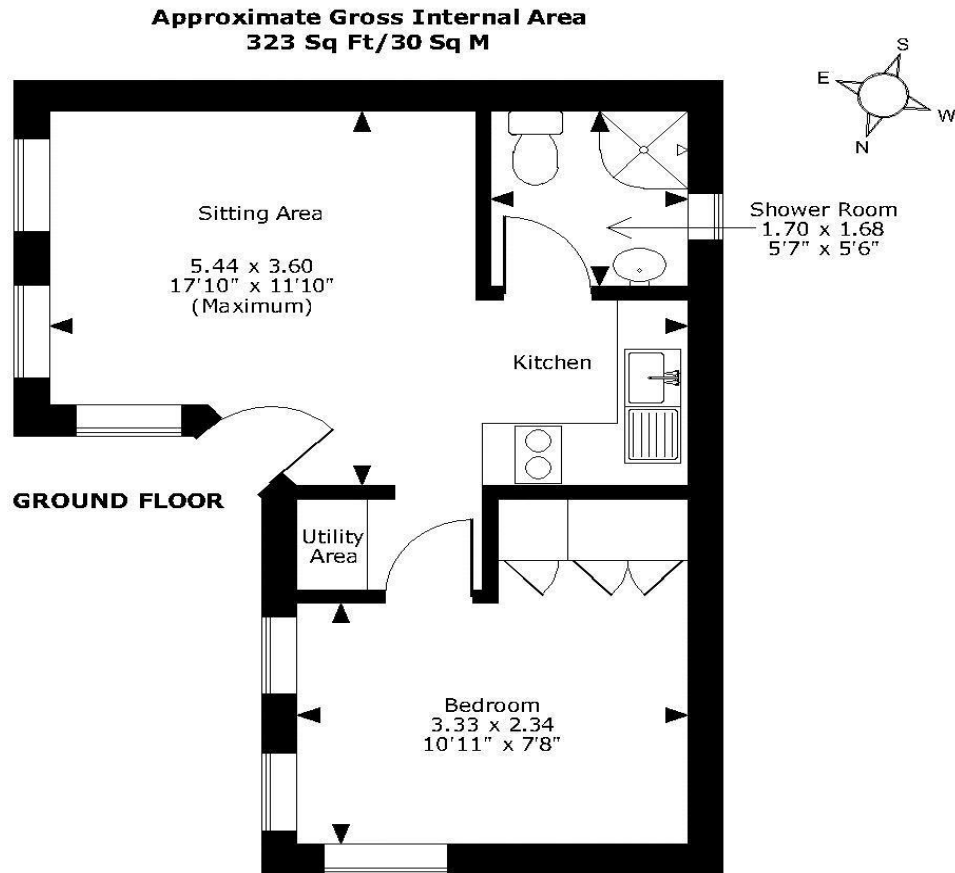




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Key energy efficient - lower running costs			
105-100	A	105-100	A
81-101	B	81-101	B
63-81	C	63-81	C
45-63	D	45-63	D
27-45	E	27-45	E
9-27	F	9-27	F
1-9	G	1-9	G
Key environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			



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**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Terra Cotta (Estate Agents) Ltd**

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**Opening Hours**

Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm