Wills & Smerdon

Maize Cottage Guileshill Lane
Ockham, Surrey GU23 6NG

£1,600 PCM Unfurnished

Located in a rural position a mile or so from the centre of Ripley village with its range of local shops, as well as First and Preparatory schools and local bus services. Effingham Junction and Horsley railway stations are a short drive away, and there is easy access to the A3 and M25 motorway network (Junction 10). This charming property has recently been refurbished to a high standard. The accommodation comprises: entrance hall with staircase to first floor, cloaks cupboard and vaulted ceiling; cloakroom/utility room; brand newly fitted kitchen/breakfast room with appliances and tiled floor; Lower ground floor - lovely bright spacious living/dining room with tiled floor and three arched floor to ceiling windows and open fire in natural brickwork, door to private terrace; First floor - master bedroom with far reaching views and wardrobe; two further large single bedrooms; bathroom with shower over the bath; gas fired central heating; communal gardens; allocated parking for two cars. EPC rating D. Council tax band E. SORRY NO PETS.

- Character home
- Private patio area
- Allocated parking
- Three bedrooms
- Working fireplace
- Managed by Ockham Park Estate Office

6 Station Parade, East Horsley, Surrey, KT24 6QN
T| 01483 284 141 **E**| lettings@willsandsmerdon.co.uk **W**|willsandsmerdon.co.uk

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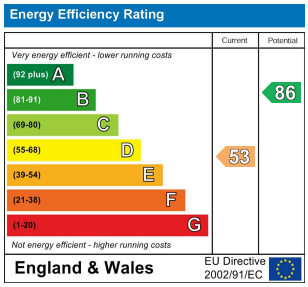

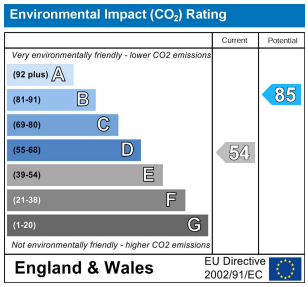

WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: www.willsandsmerdon.co.uk

Important note to applicants: We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listd in this specification have not been tested and no guarantees as to their operating abilty or effieiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note the Sq Ft measurement will differ on the EPC to the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

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