



Ockham Lane, Ockham



Characterful cottage in need of modernisation.

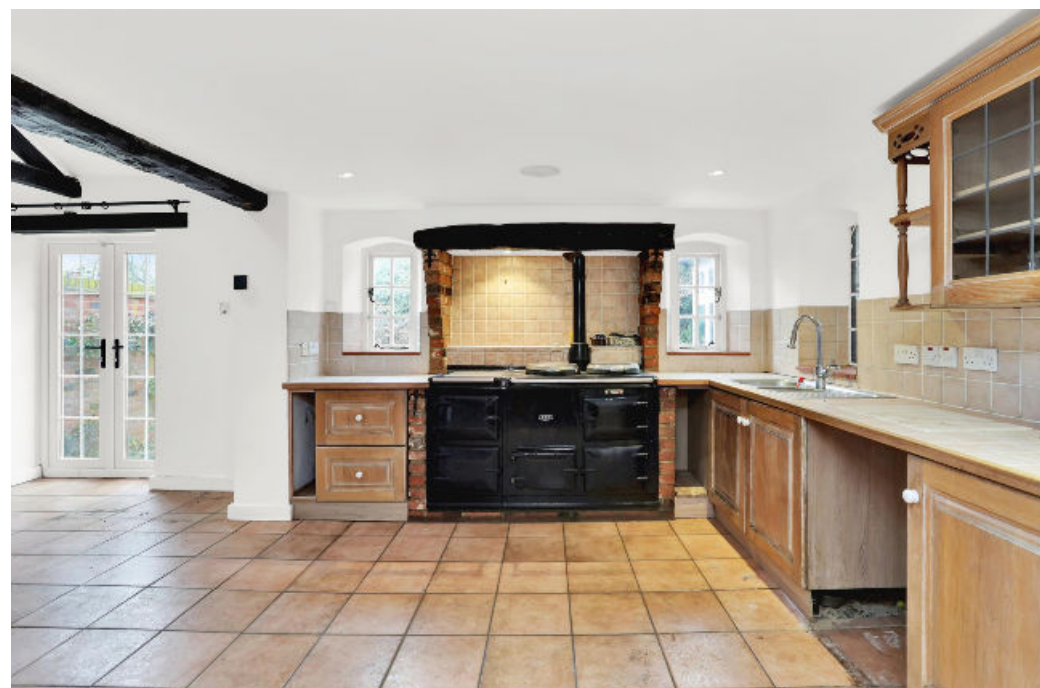
Forge Cottage is a charming, semi-detached property of just over 2,400 square feet across the cottage and the garage/ outbuildings. The property does require some modernisation. A path leads to the porch and front door, which opens into the entrance hall. To the right is the living room, which has an attractive, exposed brick, recessed fireplace and beams to the ceilings. Double doors open from the living to a conservatory. To the left of the hall is a small study and a downstairs shower room. The kitchen/breakfast room overlooks the rear gardens with double doors from the breakfast area, leading out to the rear patio. The kitchen has an Aga and a range of units, but modernisation is required. A separate utility/boot room completes the ground floor.



Tenure: Freehold

Local authority: Guildford

Council tax band: E



Stairs turn from the entrance hall to the first-floor landing, from which the three bedrooms are found. The principal bedroom has an ensuite bathroom but there is also a family bathroom servicing the other two bedrooms.

The cottage is set back on its plot of just over 0.45 acres and is approached via a block paved, carriage driveway with two sets of five bar gates. There is parking for numerous cars on the driveway as well as a double garage. Attached to the double garage is a home office, which has its own cloakroom. Also attached to the office/garage there are two sheds. There is a patio across the rear of the property, accessed via the conservatory or the breakfast room. The rear garden has mature borders and is primarily laid to a large lawn.





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Approximate Gross Internal Area
 1748 sq ft / 162.4 sq m
 Approximate Gross Internal Area Outbuildings
 687 sq ft / 63.9 sq m
 Total Gross Internal Area 2435 sq ft / 226.3 sq m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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