

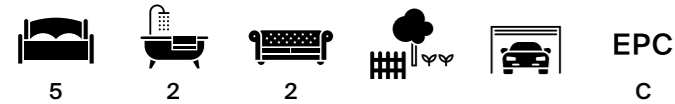
Long Reach, Ockham, Woking, GU23





An impressive, **chain free property**, 1.5 miles from East Horsley Village and Horsley Station.

Available with no onward chain, this spacious 4/5 bedroom chalet style home is located on a 0.3 acre secluded plot on the border of Ockham and West Horsley close to an abundance of rural footpaths yet only 1.5 miles from East Horsley village centre and Horsley train station.



Tenure
Freehold

Local Authority
Guildford Borough Council

Council Tax
Band G



The modern kitchen with large island, breakfast bar and appliances (including a six-ring range cooker, dishwasher, integrated microwave, freezer and concealed washing machine plus space for an American style fridge/freezer), is the hub of the house with the lounge just off the kitchen/dining room. The kitchen benefits hugely from a flat glazed roof light and wide bi-fold doors which flood the room with light. The lounge has a feature floor to ceiling picture window bringing the landscaped garden and patio into the house.

On the ground floor, the principal bedroom has a luxury ensuite shower room and the family bathroom services the other three double bedrooms two of which could equally be used as reception rooms.

Upstairs there is a bedroom with ample eaves storage and scope to install an en suite shower room STPP.

To the rear of the property there is a raised patio and deck housing, an enclosed hot tub with steps down to a mature, mainly laid to lawn garden. At the very back of the garden is a terrace that benefits from the evening sunshine and it is adjacent to the brick built garden cabin with both double and sliding doors that is ideal as a home office, studio or gym. To the right, concealed behind hedging is a summer house and a shed.





There is parking for a number of cars on the gravel drive at the front of the property that also gives access into the attached garage with electric roller doors to both the front and rear. This houses the boiler, hot water cylinder, plumbed butlers sink and space for a car.



Location

Despite being wonderfully rural, this location is easily accessible to the main arterial routes and airports.

Horsley Village benefits from several local shops, a post office, coffee shops, a bakery, restaurants, public houses (Duke of Wellington Pub). The historic village of Ripley, approximately 3 miles also offers an excellent range of shops for everyday use, coffee shops, restaurants, public houses, and the Village Green, accommodating the historic Cricket club and welcoming the hugely popular farmers market every month. Cobham, Dorking, Woking and Guildford are within easy reach for more comprehensive shopping and recreational facilities. For sports, there is The Spectrum in Guildford with an Ice rink, and there is also an abundance of choices for Golf, Cricket, Rugby & Tennis.

Communication links are superb with Horsley train station nearby which runs a direct service to London

Waterloo. There is easy access to the A3 which links to Junction 10 of the M25, providing fast connections to Central London, Gatwick, and Heathrow Airports.

There is an excellent choice of both private and state schools in the area, including the American Community School, Reed's, St.Teresa's, Cranleigh, Manor House, Cranmore and The Howard of Effingham. For the sporting enthusiast, there are numerous golf courses in the area, The Drift, but also Effingham golf course as well as Wisley and Wentworth.

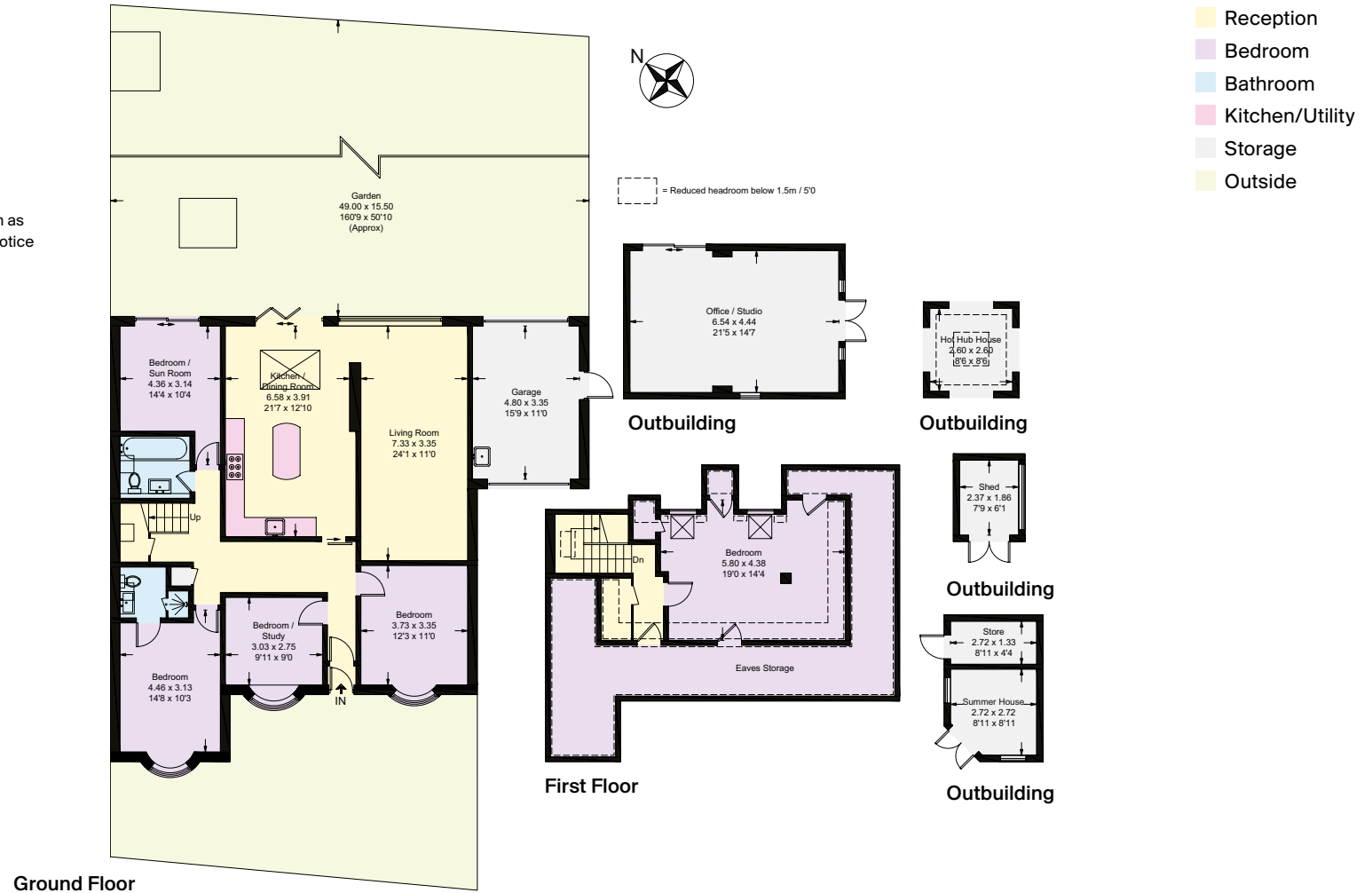
Distances

Horsley Station & Village 1.5 miles, Ripley 2.6 miles, East Horsley near The Duke of Wellington Pub 2.6 miles, Cobham 4.5 miles, Guildford 7.8 miles, Central London 27 miles (All distances are approximate).



Approximate Gross Internal Floor Area
186.4 sq m / 2007 sq ft
(Including Garage)
Outbuildings = 51.1 sq m / 550 sq ft
(Excluding Hot Hub House)
Eaves Storage = 33.5 sq m / 360 sq ft
Total = 271.0 sq m / 2917 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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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 October 2024. Photographs and videos dated October 2024.

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