

Ockham Lane, Ockham GU23



Period home with character & charm

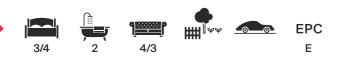
An attractive, three/four bedroom semi-detached period home set in a gorgeous semi-rural setting. The property has been extended and renovated to a superb standard by the current owners, creating a wonderful home.

From the generous and light entrance hall there is a great flow through various reception rooms. The kitchen is a fantastic size, with a large central island unit with granite work surfaces, fully integrated appliances, a separate utility area and bi-folding doors leading to the incredible garden. The four further reception areas include a wonderfully bright garden room also benefiting from bi-folding doors onto the terrace. A further study completes the highly flexible ground floor space. There is the potential to change the fourth reception room to a downstairs bedroom.

Upstairs is the principal bedroom which offers beautiful views over the garden and countryside beyond. There are two further double bedrooms, a family bathroom and a shower room as well.

East Horsley station 2.1 miles, Effingham Jct station 2.4 miles, Cobham 3.25 miles, Woking station 6.5 miles (All distances are approximate).

Tenure: Freehold | Tax Band: G Local Authority: Guildford Borough Council

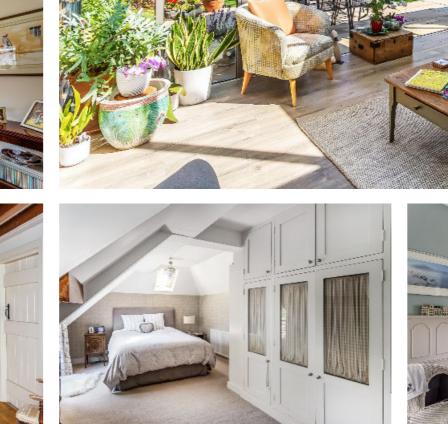


















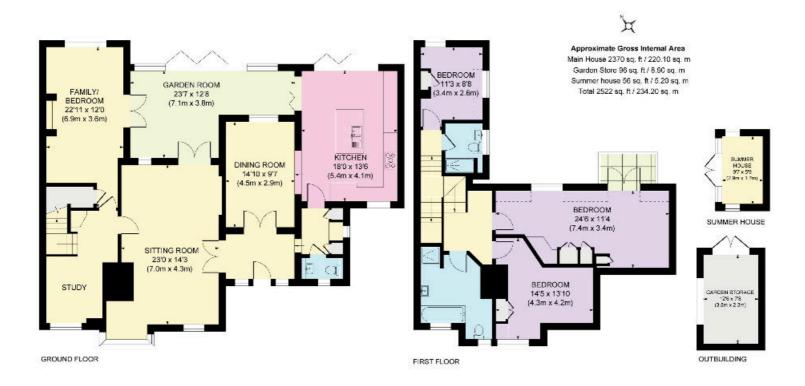
The garden is another stand out feature of the home. At almost 0.4 of an acre and backing onto open fields it has everything to offer: ample patio space for al-fresco entertaining; mature flower beds; and a large lawned area and pretty summer house. There would be potential to build a garage in place of the garden storage subject to planning permission.

Appstree Cottages is located in the beautiful hamlet of Ockham, which provides a semi-rural location giving you the feel of being in the countryside and yet still close to both abundant local amenities and London with good transport links: road, rail and air. With easy access to the A3 and M25 at Wisley, Ockham is well placed for transport to London, Guildford, Heathrow (20 minutes) and Gatwick (30 minutes).

The area is well situated for schooling, close to a number of the finest state and independent day and boarding schools in the country. For sports enthusiasts racing at nearby Sandown and Ascot, Twickenham, the Oval and Wimbledon are easily accessible.







This plan is for layout guidance only. Not oream to scale unkes stated. Whilst every care is laken in the preparation of this plan, plasse check all dimensions, shapes and compass beeings halore metring decisions reliant upon them.

Knight Frank		
Cobham		
50 High Street	We would be delighted to tell you more	
Cobham	Tom Knowlden	
KT11 3EF	01932 591610	PRODUCED FROM SUSTAINABLE SOURCES.
knightfrank.co.uk	tom.knowlden@knightfrank.com	PRODUCED FROM SUSTAINABLE SOURCES.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesson(s). 2. Photos, Videos etc: The photographs, property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesson(s). 2. Photos, Videos etc: The photographs, property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesson(s). 2. Photos, Videos etc: The photographs, property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesson(s). 2. Photos, Videos etc: The photographs, property and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been property dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.