



Byron Cottage Ockham Lane, Ockham, Surrey, GU23 6NP

Asking Price £695,000





- BEAUTIFULLY APPOINTED BUNGALOW
- KITCHEN/DINING/SITTING ROOM
- FAMILY BATHROOM SUITE
- WOODBURNING STOVE
- EASY ACCESS FOR HORSLEY VILLAGE
- TWO GOOD SIZED BEDROOMS
- CLOAKROOM
- GATED PARKING
- SEMI-RURAL LOCATION
- CONVENIENT FOR RHS WISLEY



## Description

This beautifully appointed two bedroom cottage nestles in the delightful countryside village of Ockham and boasts a superb open plan kitchen/dining/sitting room with a splendid vaulted ceiling, ideal for modern living standards.

The front door opens onto a vestibule with a handy cloakroom and storage cupboard. A door opens onto the kitchen area which boasts plenty of granite worktops for preparation, cupboard storage and a wealth of fitted appliances for the cook. Space is available for a breakfast bar with room for stools under. Ample space is available for a relaxed seating area in front of a wood burning stove. Bi-fold doors lead onto own's own private garden.

An inner hall leads to a family bathroom, two good sized bedrooms with vaulted ceilings.

Outside the property is approached by shared gated driveway access which leads to private courtyard parking. To the rear of the property is one's own private garden to enjoy. Shared gardening & Insurance for communal areas approx £325 per annum.

## Situation

The picturesque village of Ockham is betwixt Horsley and Ripley Villages which offer a good range of independent retailers to choose from. Horsley station is within easy reach and offers fast and frequent services to London Waterloo, Victoria and London Bridge. The A3 and M25 are closer to hand and offer easy access for Heathrow and Gatwick International Airports.

The area abounds with plenty of beautiful walks nearby along with the famous RHS Wisley for the keen gardener to enjoy. Excellent golfing facilities nearby include The Drift and Effingham Golf Club and the Black Swan Pub is also close to hand.

### Tenure

Freehold

### EPC

C

### Council Tax Band

E

### Residents Charge

Approx. £325 per annum



Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID957665)  
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