Wills & Smerdon



Guileshill Lodge Guileshill Lane
Ockham, Surrey GU23 6NG

£2,795 PCM Unfurnished

An immaculately presented single storey Lodge thought to date from the early 20th Century and offering flexible accommodation. There are exposed painted ceiling timbers in most of the rooms, gas central heating, and parking for 2/3 cars. The accommodation comprises: cloakroom, living room with working fireplace; dining room/bedroom 3; new kitchen; two further bedrooms; bathroom with shower over the bath; detached double garage; lawned garden. The Lodge is 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 railways stations are a short drive away, and there is easy access to the A3 and M25 motorway network (Junction 10). Council Tax Band E, EPC rating D/65.

- Semi rural position
- Good size garden
- New kitchen
- Detached double garage
- Gated former detached Lodge House
- Two/three bedrooms
- Repainted and recarpeted
- Available Immediately

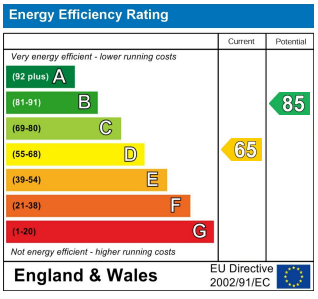
6 Station Parade, East Horsley, Surrey, KT24 6QN
T| 01483 284 141 **E**| lettings@willsandsmerdon.co.uk **W**|willsandsmerdon.co.uk

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Approximate Area = 943 sq ft / 87.6 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 1304 sq ft / 121.1 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Wills and Smerdon. REF: 1140579









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 listed in this specification have not been tested and no guarantees as to their operating ability or efficiency 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 that the Sq Ft measurements in the EPC will differ from 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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