



Lake Cottage Ockham Road North, West Horsley, KT24
6PE - Guide price £1,175,000

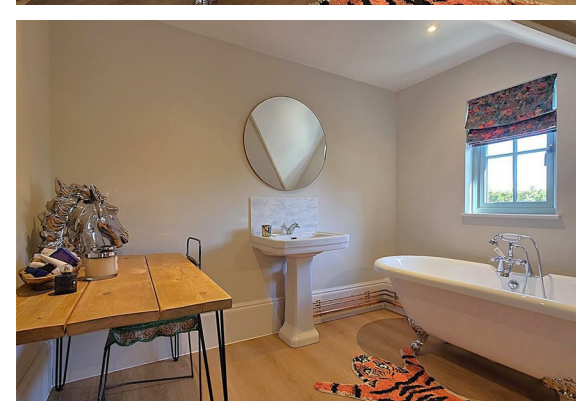
 4  3  2  B

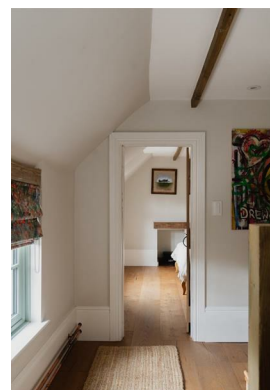
An exciting opportunity to acquire a recently refurbished and extended character cottage with an EPC Rating B. Set in a private lane, enjoying beautiful views of a stunning lake. Located next to a well maintained and professionally ran campsite. The cottage is far away from camping pitches. This is a quiet, secluded and tranquil corner of which has everything to offer, whilst still being only a short distance from the mainline station, local shops and sought after schools.

Stunning and bespoke finish throughout, the ground floor layout comprises a cosy sitting room with a wood-burning stove and wooden beamed ceiling. A downstairs bedroom which could also function as an office or snug with french doors and garden views. A breathtaking open-plan kitchen/dining room with a natural stone finish and Crittall-style doors to the garden with high ceilings. Completing the ground floor is a separate utility room with side access and a luxury shower room.

Upstairs holds 2 well-proportioned bedrooms with a Master bedroom & en suite, which also enjoys far-reaching lake views from a Juliet balcony. This floor is completed with a family bathroom with a roll top bath and separate toilet off the landing.

Outside, there is a landscaped wrap-around garden with a mix of lawn areas, sandstone



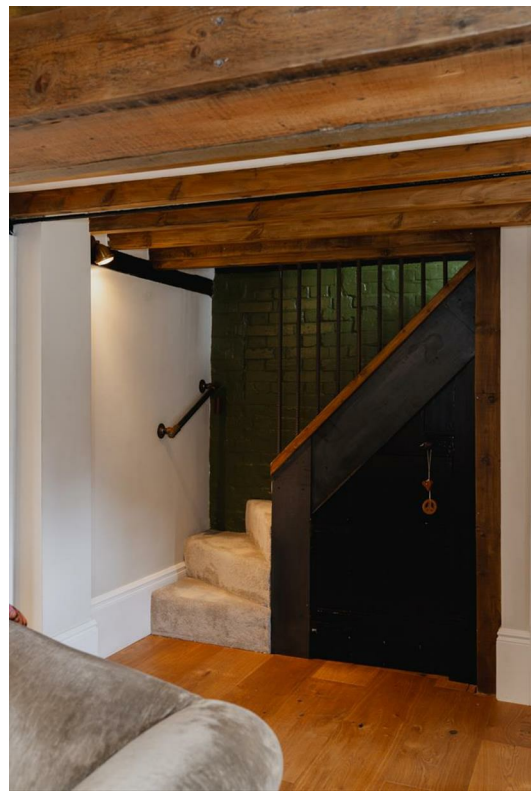


patios, Cotswold gravel, railway sleeper borders, and planted beds offering a pleasant selection of flora. The current owners have also erected a delightful large timber log cabin.

Solar panels and an Eco Friendly Heating System contribute to this home's "EPC B rating."

Secure double-gated side access allows for additional parking. while the front driveway, also double-gated, provides parking for multiple vehicles.

West Horsley is a semi-rural village, located between Guildford and Leatherhead. Nestled on the edge of the Surrey Hills.





Ockham Road North, Leatherhead
Total Area: 137.2 m² ... 1477 ft² (excluding summer house)
FOR ILLUSTRATIVE PURPOSES ONLY.

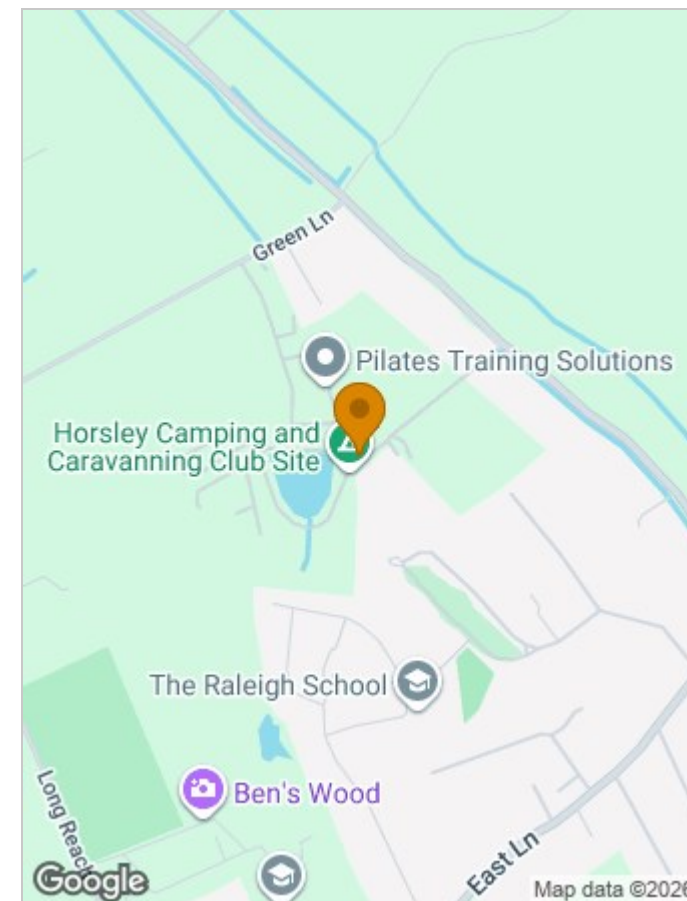
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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