The Green

Ockley

£1,550 pcm

Charm, character, modern and quirky! This Grade II listed property has so much to offer. With two bedrooms and a bonus attic room (used as a third bedroom), modern kitchen, large reception room with wood burner and in a stunning situation, this property is a must see. Available now.

Property Features

- Character Cottage
- Bonus Attic Room
- 2 Bedrooms
- Modern Kitchen
- En-suite

- Utility Area
- Inglenook Fireplace
- Parking
- Large Garden
- Beautiful Setting

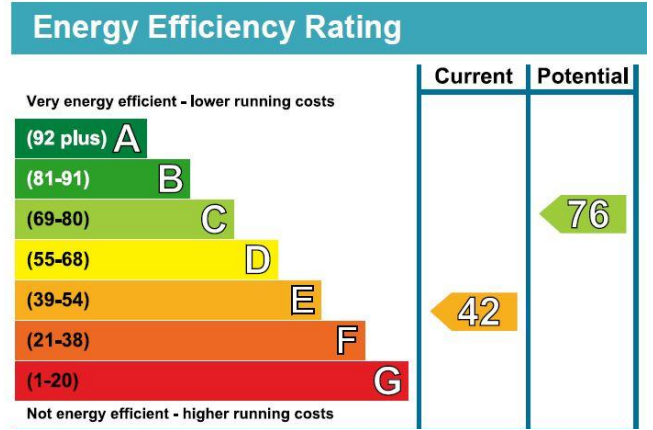# Full Description

FULL DESCRIPTION
Charming Grade II, character cottage with two bedrooms and a bonus attic room, situated on the green in the sought after village of Ockley. The side door leads into the modern kitchen with views over the rear garden, leaded light windows, modern range of base and wall units, integrated cooker and ceramic hob and space for dishwasher and free-standing fridge/freezer. Leading on from the kitchen is the front aspect dining area with views to the front garden. From the dining area is the hallway with a utility cupboard, which has space for a washing machine and tumble dryer. The hallway directs you to the dual aspect lounge, which has an inglenook fireplace, housing a wood burning stove, traditional wooden beams and traditional leaded light windows.

The lounge leads to a rear hallway which could be used a small office area and a ground floor bathroom, comprising wc, pedestal wash hand basin and bath with shower mixer over and a shower screen. The rear hallway also leads to stairs directing you to two double bedrooms on the first floor. The bedroom immediately opposite is the master bedroom, which is dual aspect and enjoys views over the rear garden and woodland beyond and also the front garden and views towards the pond. The master bedroom has an en-suite bathroom with wc, pedestal wash hand basin and walk in shower. The second bedroom enjoys views to the rear garden and has traditional wooden beams. A second staircase leads to the attic room. The cottage enjoys gardens to the front, side and rear. There is a woodland beyond the side boundary and woods and fields beyond the boundary to the rear. There is room for parking at the front of the property. The location of the cottage is at the very centre of the village

SERVICES
Mains Water, Electricity, Drainage and Gas

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

SITUATION

Ockley is a delightful village located near to the Surrey/Sussex border with the nearby towns of Dorking and Horsham offering a range of shopping and leisure facilities. Ockley has a farm shop, petrol station and public houses and is located within the Surrey Area of Outstanding Natural Beauty.
Gatwick airport is approximately 20 miles distant and London approximately 31 miles.
The nearest train station is Ockley Station which offers services direct to London Victoria in just over an hour.

FURTHER INFORMATION

All applications are subject to review and confirmation by the Landlord, satisfactory references and where relevant, guarantor references. The Landlord and his agents reserve the right to select a Tenant on merit rather than a first come first served basis.
The Landlord is offering a 12 month initial fixed term on a standard Assured Shorthold Tenancy, reverting to a monthly periodic thereafter.
A Tenancy Deposit of 5 weeks rent is required to be paid before the start of the Tenancy, along with the first months rent up front.
After dealing with your initial enquiry, Hestia Lettings and Management will pass on relevant contact details and information, all viewings will be undertaken by the Landlord.

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