



**15 The Green**  
Ockley, Dorking, RH5 5TR

**£1,795 pcm**

Situated in the heart of rural Ockley, is this two/three-bedroom character cottage.  
Adaptable and versatile accommodation bursting with charm.  
Early viewing advised.



## Property Features

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- Stunning Setting
- Bursting with Character
- Off Road Parking
- Two/Three Bedrooms
- Utility Room
- Refurbished
- Available Now
- Two/Three Reception Rooms

## Full Description

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This charming, Grade II listed, character cottage is situated on the green in the sought after village of Ockley. Early viewing is highly recommended.

The property benefits from traditional features throughout, with an inglenook fireplace and original exposed beams, this property has all the charm of an old country cottage. Having undergone full refurbishment, it is also modern and fresh.

The new kitchen with integrated cooker and ceramic hob, overlooks the large rear garden and has the bonus of a separate utility room with space for a washing machine and free-standing fridge/freezer. Please note that these appliances are not provided.

Leading on from the kitchen is the front aspect lounge with inglenook fireplace, and views to the front and over the green. There are two additional rooms on the ground floor that could be used as a study and third bedroom. However, the layout and size mean the accommodation is adaptable to suit your individual needs.

The lounge leads to a small hallway where you will find the ground floor bathroom, comprising wc, pedestal wash hand basin and bath with shower mixer over and a shower screen.

On the first floor there are two bedrooms. To the right is the principal bedroom, which is dual aspect and enjoys views over the rear garden and woodland beyond, and also the front garden and views towards the green. This is a large room, complete with fitted wardrobes.

The second, single bedroom, also dual aspect shares the same views.

Externally, not only a pretty cottage, but the large gardens wrap around to the front, side, and rear. With some recent landscaping and some mature shrubbery this is a great outside space and there is a stream beyond the rear boundary.



There is room for parking two vehicles at the front / side of the property.

Viewings will be arranged by the Landlord. After dealing with your initial enquiry Hestia will pass on the relevant contact details and information to you.

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.

Council Tax Band E  
EPC D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements