



## Flat 2 Anvil Cottage Stane Street, Ockley, Surrey, RH5 5TD

£1,100 Per Month

- First Floor One bedroom
- Private garden
- Air Source Heat Pump
- Newly Converted
- Stylish shower room
- Parking
- Available for immediate move-in
- Light and airy interior
- Large Kitchen Diner
- Viewing highly recommended

# Flat 2 Anvil Cottage Stane Street, Ockley RH5 5TD

Nestled in the charming village of Ockley, this new / converted apartment offers a perfect blend of modern living and tranquil surroundings. With a well-designed layout, the open kitchen diner provides a great space with a beautiful view over the private rear garden and beyond to the woods.

The apartment also provides one spacious bedroom, a shower room and comfortable reception room.

With its modern features and charming surroundings, this apartment is not to be missed.

As a new build / conversion, completed in 2026, this property benefits from contemporary design and the latest amenities, including an air source heat pump resulting in an impressive C on the EPC.

Ockley is known for its picturesque countryside making it an excellent choice for those who appreciate a peaceful lifestyle.

As a new build we are still waiting on a council tax designation for the council tax band.



Council Tax Band: New Build



### **Kitchen**

This well-appointed kitchen features a light wood-effect work surface that contrasts pleasantly with the cream cabinetry. Integrated appliances include a stainless steel oven and a sleek extractor hood above the cooking area. A window over the sink and a door with glazed panels provide views over the rear garden and to the parking and wooded area at the rear. Plenty of natural light fills the room, enhancing the bright and airy feel. The pale flooring complements the neutral walls, creating a fresh and inviting space perfect for daily living. Please see below for further information about the appliances.

### **Living Room**

The living room is a bright, spacious area with large windows that flood the space with natural light. Neutral walls and light grey carpeting provide a calm and versatile backdrop, while contemporary wall lights add a soft glow in the evenings.

### **Bedroom**

This bedroom is a cosy, tranquil space featuring soft grey carpeting and neutral walls that help create a restful atmosphere. A large window lets in plenty of daylight, while wall-mounted lights provide additional illumination. Exposed wood beams add a touch of character and warmth to the room.

### **Bathroom**

The bathroom is fitted with a modern white vanity unit with a large basin, a toilet, and a corner shower enclosure with glass doors. A window above the radiator brings in natural light while maintaining privacy. The simple design is complemented by light finishes on the walls and floor, creating a clean and fresh environment.

### **Rear Garden**

The rear garden is a gently sloping lawn, offering a private and enclosed outdoor space. A paved area near the house provides a practical spot for seating or outdoor dining, while the overall garden extends back to mature

trees, giving a pleasant green backdrop and a feeling of space and tranquility. Access to the property is through that garden from the parking area. Access to which is via a gated entrance along the country path that wraps to the side of the property.

### **Mobile and Broadband Coverage**

As the property is a conversion and counts as a new build there is no data pertaining to the mobile and broadband speeds. We have taken information from nearby postcodes.

Mobile coverage across networks varies greatly. With some good indoors and outdoors, to patches of poor service.

Broadband speeds. Services to be confirmed. Suggestions are that there is no Superfast in the area, but there is ultra fast connections. Standard download speeds are round 7 Mbps. Uploads 0.8 Mbps

### **Important Information**

Space and plumbing for the washing machine are located in the shower room. This appliance is not provided.

Space and plumbing for a dishwasher is provided adjacent to the sink in the kitchen. This appliance is not provided.

Space for a tall fridge freezer has been made next to the worktops. This appliance is not provided.

Due to the property being on the first floor and accessed via steps it is not suitable for those with mobility issues.

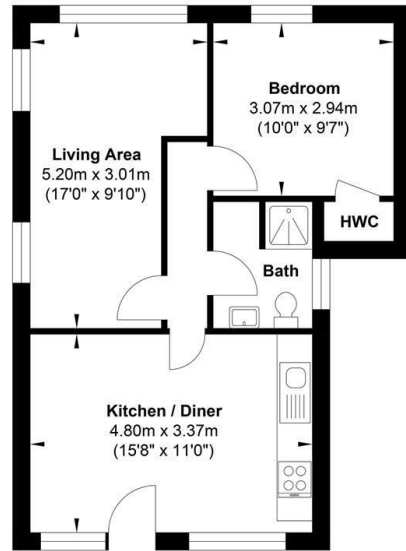
After your initial enquiry we will liaise with the Landlords office directly and they will arrange and undertake the viewings.

A security deposit of £1269.23 is payable. If a lower rent is agreed this amount will be adjusted in line with the requirement for 5 weeks rent.





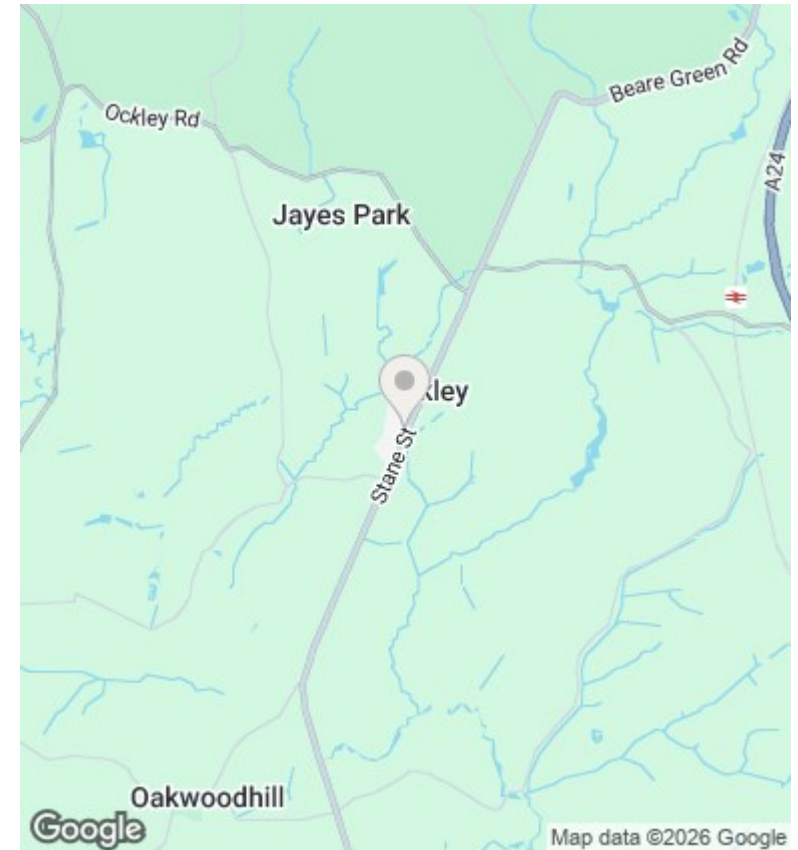
## Flat 2



## First Floor

Gross Internal Floor Area : 46.69 m2 ... 502.56 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

## Council Tax Band

New Build

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	