HESTIA
LETTINGS & MANAGEMENT







2 Carpoles Stane Street, Ockley, RH5 5TP

£1,300 Per Month

- One Large Double Bedroom
- Front and Rear Garden
- Available 1st December
- One Open Plan Reception Room / Kitchen
- Open Fire Place
- Bursting with Charm and Character Features
- Parking

Argosy House, Collins Court, 39 High Street, Cranleigh, GU6 8AS
01483 276565
cranleigh@hestiapropertylettings.co.uk
www.hestiapropertylettings.co.uk

2 Carpoles Stane Street, Ockley RH5 5TP

Nestled in the charming village of Ockley, this delightful terraced house on Stane Street offers a perfect blend of comfort and convenience.

The property features a well-proportioned reception room, one double bedroom and a modern bathroom.

Ockley is known for its stunning countryside and friendly community, making it an excellent choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

1 1 1 D

Council Tax Band: D





2 Carpoles is a pretty, double-fronted, mid-terraced cottage. On the ground floor there is a large open plan living space with fitted kitchen area comprising modern base and wall units, electric oven, 4 ring gas hob, stainless steel sink, space and plumbing for a washing machine, space for a fridge and a window which overlooks the rear garden.
Limited parking is available to the rear in a shared private parking area accessed via a shared stoned pathway leading from the back garden.
Unfurnished.
White goods / appliances not provided.
An integrated electric oven and gas hob are provided.
Mains Services including gas, electric, water & drainage .

Living Room

This charming living room benefits from abundant natural light streaming through leaded windows, creating a bright and airy atmosphere. It features a traditional fireplace as a focal point, enhancing the room's cosy appeal. The soft, neutral carpet and white walls provide a calm backdrop, while the dark wooden beams add character and a touch of rustic charm. The living room opens into the kitchen through a partition of wooden beams, maintaining an open feel while defining each space.

Kitchen

The kitchen is neatly arranged within a compact area, fitted with white cabinetry and complemented by a tiled backsplash. A window above the sink allows for natural light to brighten the space. The kitchen’s position adjacent to the living room makes it easily accessible, perfect for casual dining and entertaining.

Bedroom

This well-sized bedroom is filled with natural light from a leaded window, which highlights the soft cream carpet and white walls. A striking exposed wooden beam runs across the ceiling, adding character and warmth to the room. The overall feel is peaceful and inviting, providing a restful retreat.

Bathroom

The bathroom has a clean, simple design with white sanitary ware including a pedestal sink, toilet, and a bath with a shower screen. The walls are painted white, enhancing the brightness, while the dark wooden flooring adds contrast and warmth to the space.

Rear Garden

The garden features a quaint, enclosed outdoor space with a mix of grass, gravel, and raised beds for planting. It is fenced on all sides, providing privacy and a peaceful retreat. The area appears well-suited for gardening enthusiasts or those looking for a tranquil spot to enjoy the outdoors.

Council Tax and Utilites

Mobile
https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom reports good outside and variable inside across networks.
Broadband
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=RH55TP&uprn=200000160686
ADSL Reported speeds of Download - 76 Mbps Upload - 20 Mbps with superfast package.
Council Tax - Mole Valley - Band D Ockley - £2,558.71
https://www.molevalley.gov.uk/council-tax/council-tax-charges-2026-2027/
EPC - D 61

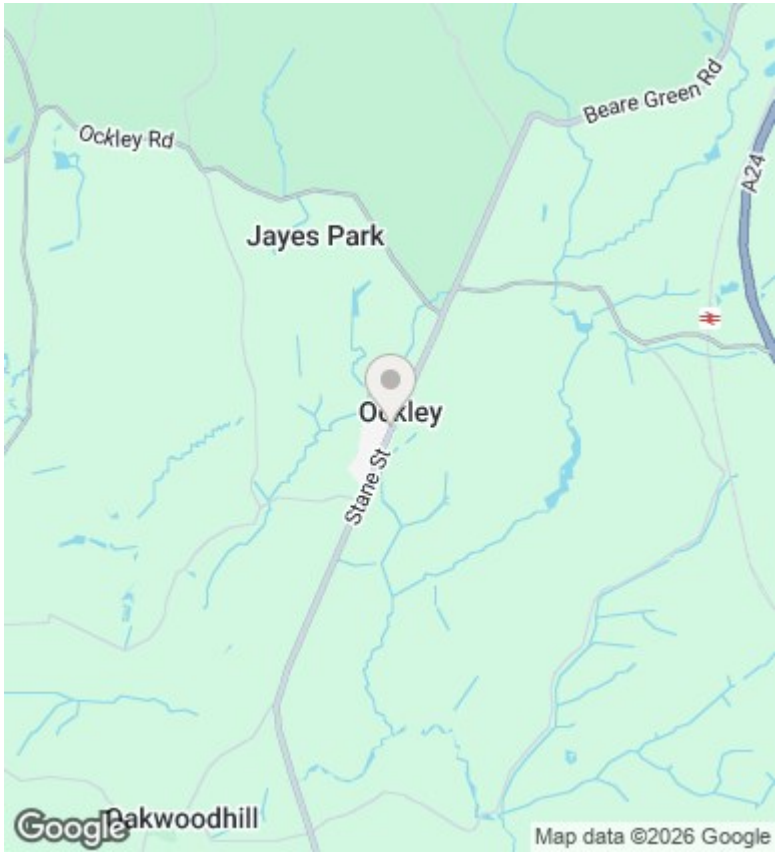
Deposit

Holding Deposit payable once an initial offer is accepted £300 (This is the equivalent of one weeks rent. If a lower rent is agreed the Holding Deposit will be adjusted accordingly)

Security Deposit payable once the Tenancy Agreement is signed. £1500 (This is the equivalent of five weeks rent. If a lower rent is agreed the Security Deposit will be adjusted accordingly)

You may opt to have the Holding Deposit applied to the security deposit.
The first month’s rent is due once the Tenancy Agreement is signed. This should be within 10 working days of an application commencing.

A full copy of our tenant fees can be found on our website.



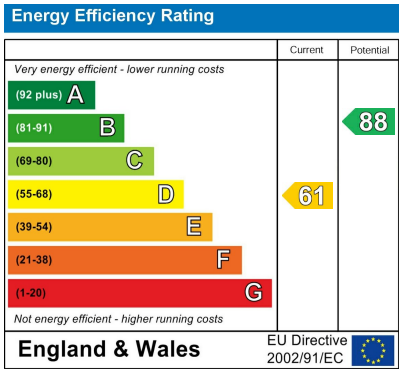
Directions

Viewings

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

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