



Elm Corner, Ockham

2 FELLSIDE COTTAGES, ELM CORNER, OCKHAM, SURREY
GU23 6PY

A beautifully renovated four-bedroom family home, with parts of the property dating back to 1785, this charming former workers' cottage of the historic Lovelace Estate offers a wonderful blend of period character, contemporary style and versatile living space.

On entering, you are welcomed into a generous reception room, where an original brick open fireplace provides an attractive focal point and a reminder of the property's heritage. The spacious triple-aspect sitting and dining room is particularly impressive, with an abundance of natural light creating a bright and welcoming environment and an excellent sense of flow. The stylish kitchen has been thoughtfully designed with contemporary cabinetry, a central island and excellent workspace, while a practical utility room and adjoining cloakroom provide additional everyday convenience.

Adjoining the main house is a substantial double garage, offering excellent storage and parking. A separate gym room adds further flexibility and could equally lend itself to use as a hobby room, studio or home office, depending on the needs of the new owners.

Upstairs, there are four bedrooms, comprising three generous doubles and a single bedroom, currently arranged as a study. The principal bedroom is a particularly appealing retreat, featuring a luxurious dressing room and stylish adjoining en-suite shower room. The remaining bedrooms are served by a substantial family bathroom, complete with a freestanding bath, a separate shower enclosure and plenty of storage.

Outside, the front of the property provides ample driveway parking together with convenient access to the double garage. A distinctive gated brick archway leads through to the secluded rear garden, which is enclosed by mature planting and offers a wonderful sense of privacy. A large patio provides an ideal area for outdoor entertaining and is complemented by a bespoke pagoda, creating an attractive space for relaxing and enjoying the garden. To the rear are further useful outbuildings, including a greenhouse and shed.







ACCOMMODATION & SPECIFICATION

Characterful 'Lovelace Cottage' * Four Bedrooms/Master with a Dressing Room and Ensuite * Sitting Room * Kitchen/Dining Room

Utility * Separate Ground Floor WC * Detached Double Garage with Additional Outbuilding and Store * Parking for Multiple Vehicles





LOCATION

Ockham is classed as a small hamlet and consists of mostly period, character homes which, due to their small numbers, rarely become available for sale within the open marketplace. The area provides a distinctly rural yet not isolated feel and is within easy reach of road and rail communications.

The A3 is just a short drive which, in turn, leads to junction 10 of the M25 orbital. Rail services are provided at the nearby village of East Horsley with regular access to London Waterloo. Local shopping for one's day to day needs can be found at either Ripley or East Horsley, whilst more comprehensive shopping facilities, arts and leisure facilities are catered for at either Guildford or Cobham. The area as a whole, is surrounded by Greenbelt countryside which is ideal for outdoor pursuits.

SERVICES & KEY INFORMATION

Partial Mains Services Supplied/Oil Heating / Septic Tank
EPC Rating E
Council Tax Band G
Freehold



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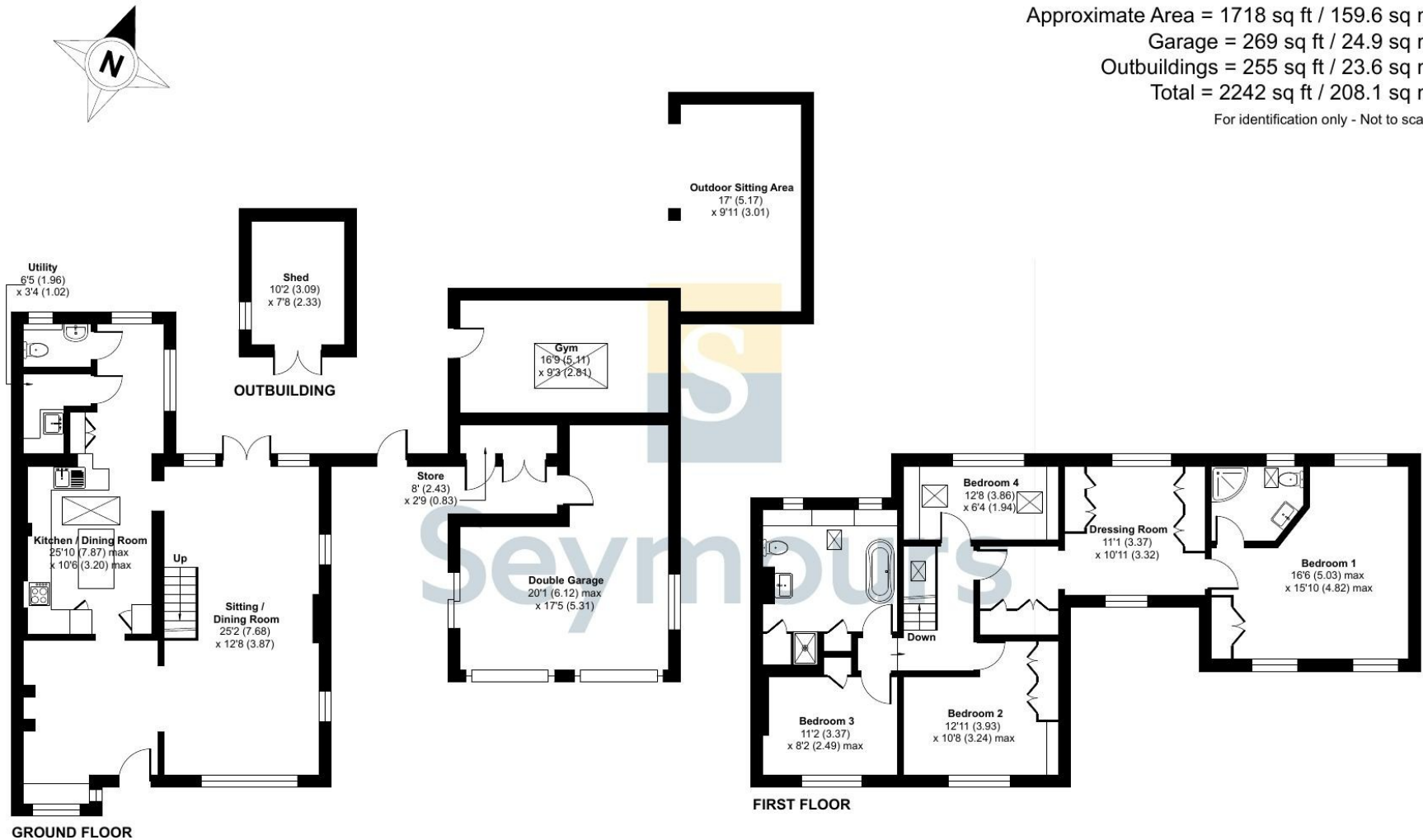
Approximate Area = 1718 sq ft / 159.6 sq m

Garage = 269 sq ft / 24.9 sq m

Outbuildings = 255 sq ft / 23.6 sq m

Total = 2242 sq ft / 208.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026 Produced for Seymours Estate Agents. REF: 1508228





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