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2, Old Pilgrim Court, Ockham Road South

East Horsley, Surrey KT24 6QJ



A spacious ground floor 2 bedroom apartment within this Landmark building of 4 homes in the epicentre of the Village, just a 75 yard stroll from the main shopping parade.

Entrance Hall - Lounge/Dining Room - Limed Oak Kitchen with Space for Breakfast Table - 2 Double Bedrooms - 2 Bath/Shower Rooms (One En-Suite) - Ample Storage Throughout - 2 Parking Spaces - Direct access to West Facing Communal Gardens - Private Outside Store - No Onward Chain









2, Old Pilgrim Court, Ockham Road South

East Horsley, Surrey

We are delighted to bring to market this ground floor apartment, situated in the heart of the village.

Designed and built by Pilgrim County Properties in 1996, the exterior of the building which contains just 4 apartments in total was aesthetically crafted to appear as a single detached house. Fine brick detailing which includes dentil courses and quoins along with a slate roof, all tip their hat to the historic homes in the village. With a central entrance which serves the two upstairs apartments, the ground floor dwellings are served by their own doors to the side to preserve the 'detached house' feel.

The kitchen is fully fitted with washing machine, dishwasher and Limed Oak units, and has space for a dropleaf table for informal dining should this be required.

In front of the building is a large block paved courtyard where each apartment has two allocated parking spaces, with No 2 enjoying a parking space directly by is own front door.

From here, the door to the apartment leads into a spacious L shaped reception hall, complete with built-in storage cupboard.

With the building being orientated East/West, the sitting/dining room benefits from both of these aspects to bring light cascading in throughout the day, with opening door leading directly onto the patio area and enclosed rear gardens, perfect for enjoying these outside spaces whatever the weather.

There are two double bedrooms, both with fitted wardrobe cupboards, with an en-suite shower room to the main bedroom, and a spacious family bathroom fitted with bath, hand basin and WC.

The gated rear gardens are West facing and include a private storage outbuilding for which each resident has their own space, perfect for winterising garden furniture or golf club storage. The part-walled gardens are principally laid to lawn with a sun terrace extending across the full width of the building, with mature planting for all year round colour and privacy.

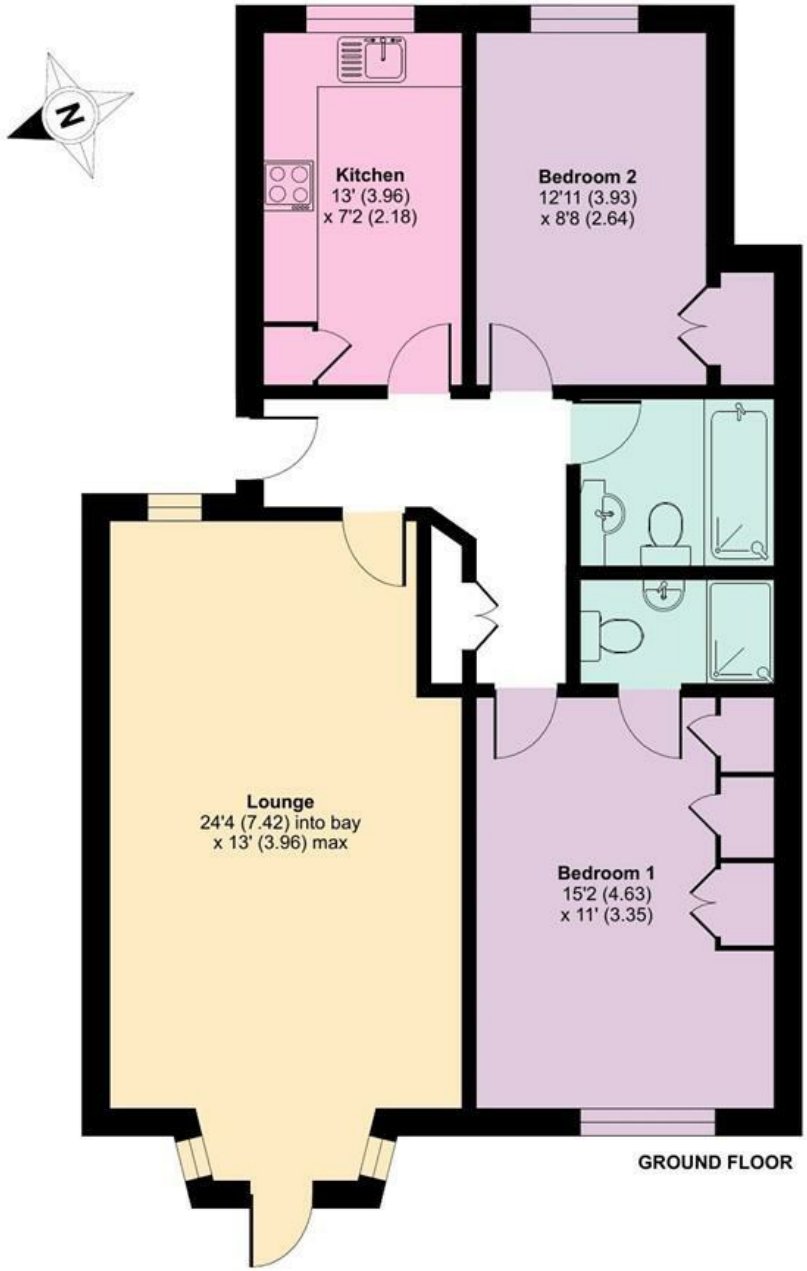
Beyond the quality of the property, the location is exceptional, and perfectly positioned for anyone wishing to downsize into a spacious and convenient central village location.

Tenure: Lease (Share of Freehold) : 125 years from 1996. Peppercorn rent.
Service charge £2,365 p.a. (TBC)



Approximate Area = 863 sq ft / 80.1 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). © nichecom 2026.
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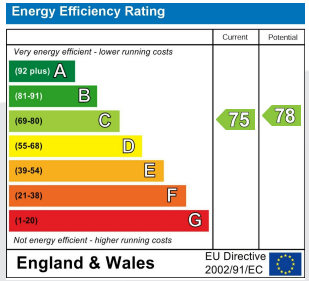




DIRECTIONS

From our Offices in East Horsley, proceed toward the library along the Parade and continue for a further 50 yards where the block paved driveway to Old Pilgrim Court will be found 6th on the right. What3Words: ///hunter.drew.gained

Tenure: Leasehold - Share of Freehold. Guildford Borough Council Band F.



Our Social Media

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