



## Loch Imri The Green, Claygate, KT10 0JQ

£1,900 PCM

## HOW TO GET THERE

Loch Imri is located at The Green near the Hare and Hounds.

## SITUATION AND DESCRIPTION

This stunning cottage in the heart of Old Claygate has been refurbished to offer a modern feel inside, with under-floor heating and modern kitchen and shower room. The garden offers a private, quiet, oasis with the added benefit of a hot tub and door to parking space at the rear.

## ENTRANCE

Small courtyard garden. Front door into:

## LIVING ROOM

12'2" x 10'8" (3.71m x 3.27m)  
Front aspect bay window, tiled floor with under-floor heating, electric fire (not as in photos), built in storage cupboard,

under-stairs storage, wall lights and recessed lighting. Satellite TV socket.

## DINING ROOM

12'2" x 8'4" (3.72m x 2.56m)  
Stairs up, door to:

## KITCHEN

10'5" x 10'1" (3.18m x 3.08m)  
Range of modern wall and base units, integrated fridge/freezer, integrated electric twin oven, integrated 5 ring gas hob, integrated dishwasher. Tiled floor with under-floor heating and bi-fold doors to garden.

Glazed roof panels.

## SHOWER ROOM

Rear aspect, tiled floor, walk-in shower cubicle, wash-basin, W.C., and heated towel rail.  
Glazed roof panel.

## BEDROOM

12'2" x 10'8" (3.72m x 3.27m)  
Front aspect, engineered wood floor, loft access, radiator and wardrobe storage.

## BEDROOM

9'3" x 8'6" (2.84m x 2.60m)  
Rear aspect, engineered wood floor, storage cupboard and radiator.

## GARDEN

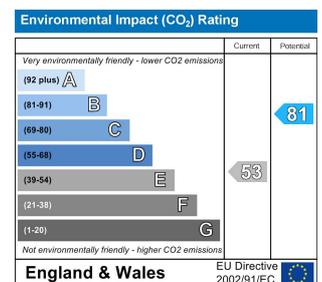
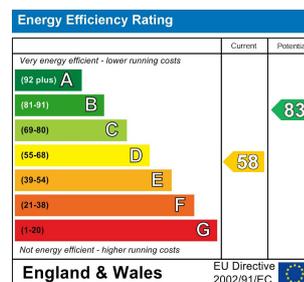
approx 32'9" (approx 10m )  
Secluded decked area with tiled inlay, further tiled area leading to covered area housing hot-tub. Lockable door through to parking area.

## PARKING

Accessed from the alleyway into Sims Cottages is an allocated parking area.

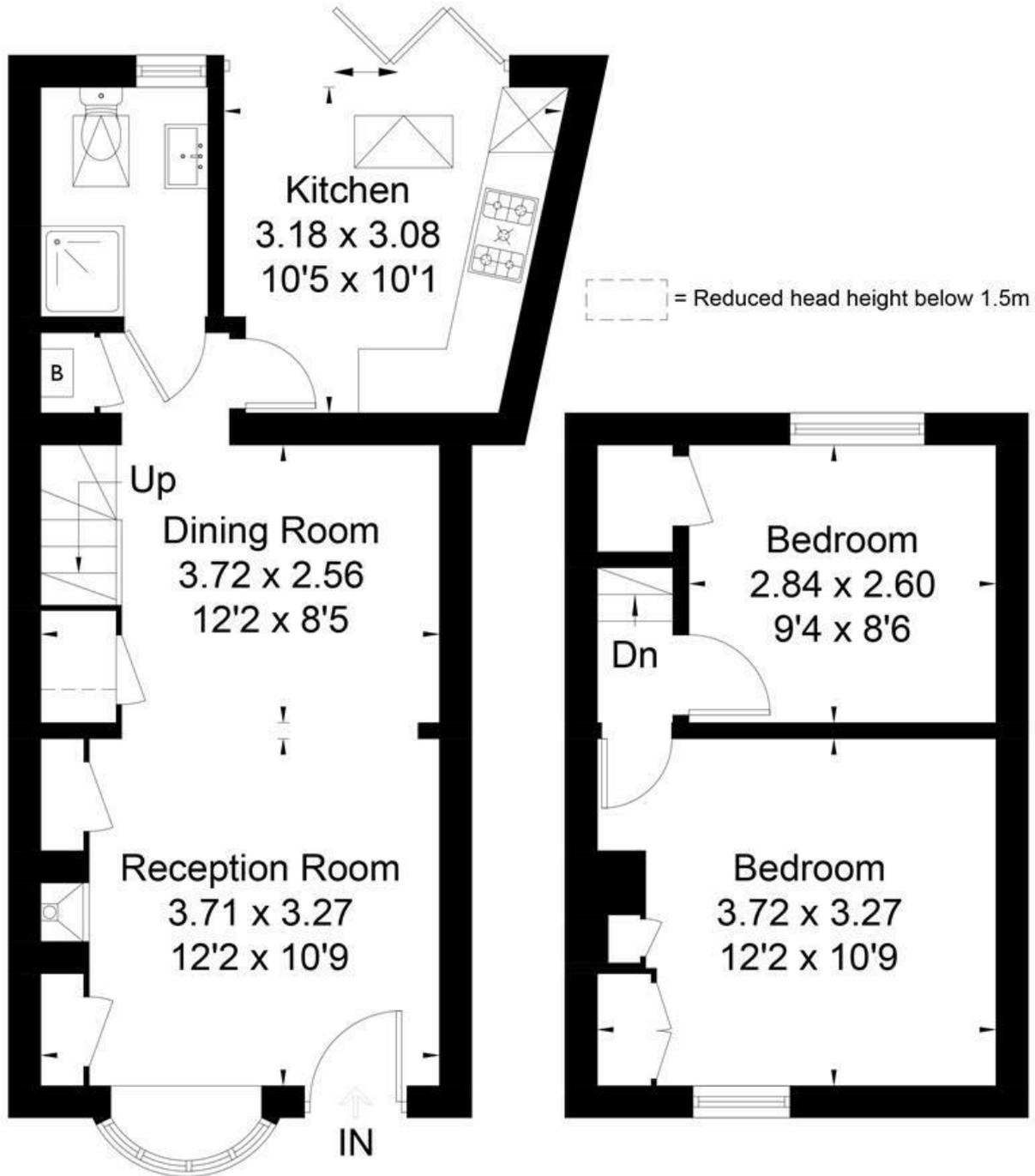
## COUNCIL TAX

Band E - £3,004.49 (2025/26)





Approximate IPMS2 Floor Area = 58.7 sq m / 632 sq ft  
Limited Use Area = 1.3 sq m / 14 sq ft  
Total = 60 sq m / 646 sq ft



**Ground Floor**

**First Floor**

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 225705