



Forest Green Farm
Forest Green, Dorking, Surrey RH5 5SJ
Guide price £825,000



SURREYESTATES

Situated in the picturesque village of FOREST GREEN, this converted three-bedroom cottage has been finished to a very HIGH STANDARD offering; a HIGH SPECIFICATION KITCHEN, solid OAK flooring throughout, a PRIVATE GARDEN and TWO allocated parking spaces.

GROUND FLOOR ACCOMODATION

Upon entering the property, the entrance hall, of which comprises a feature fireplace, gives access to; the open plan kitchen/diner/living area, study, family bathroom, two double bedrooms, storage cupboard, downstairs cloakroom and staircase leading to the first floor. The specification has been finished to a high standard with natural décor throughout, solid oak flooring, newly laid carpets and solid oak and tunnel grove doors. The kitchen/diner/living area is a large space offering modern, open plan living and provides ample space for entertaining family and friends. The kitchen has been crafted to a high standard boasting neutral shaker style wall and base units, solid oak worktops and comes complete with several modern facilities and appliances, such as; soft close units, larder pull down cupboards, Rangemaster with gas hob and integrated fridge-freezer and dishwasher. Two sets of double patio doors, along with a large skylight, allow the room to be awash with light whilst also providing access to the private garden and courtyard. Following through, the family bathroom is located offering dark wood flooring, a P shaped bath with overhead and detachable shower, neutral wall tiling, toilet, basin with curved dark wood vanity unit and heated towel rail. The study benefits from a large bay window providing garden views. Two double bedrooms are located on the ground floor, both of which are carpeted, equipped with aerial ports, neutrally decorated and provide views out to courtyard.

FIRST FLOOR

On the first floor, the master bedroom occupies this entire level and comes complete with bespoke fitted storage cupboards and an ensuite. The ensuite, is a decent size and houses a bath with detachable shower, neutral wall tiling, toilet, basin with curved dark wood vanity unit and heated towel rail. Also, it benefits from aerial ports, newly laid carpets, neutral décor and two Velux skylights.

EXTERNAL

The private garden is mainly laid to lawn and boasts a brick-layed patio with steps descending, post and rail fencing and a shingle path leading down the garden to a gate of which provides access to the road. This space is ideal for outdoor furniture to entertain guests, have alfresco dining or alternatively to accommodate children's garden toys and equipment.

Further benefits include; storage cupboard in the entrance hall, aerial ports throughout, double glazed windows throughout and two allocated parking spaces.

SITUATION

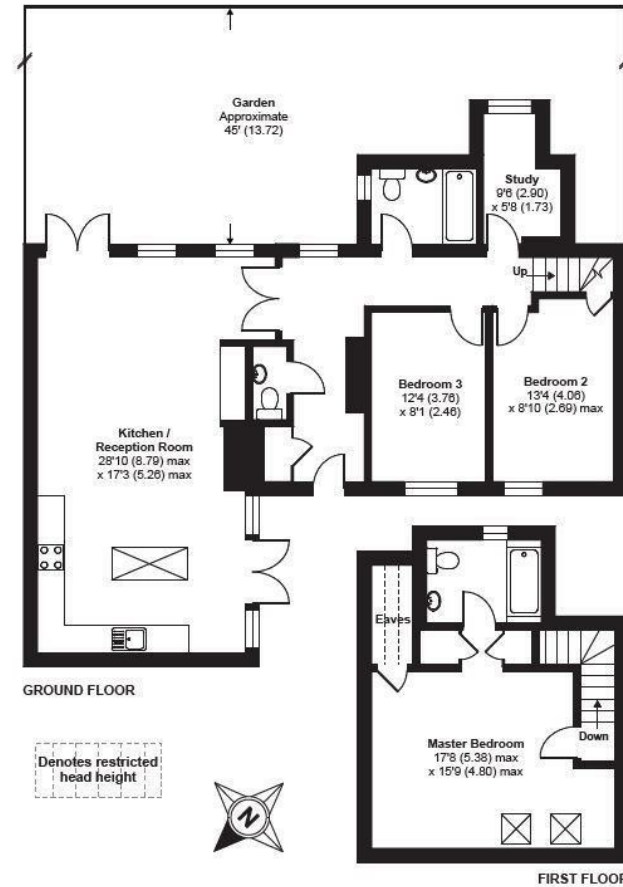
Forest Green is a picturesque rural hamlet at the foot of Leith Hill and lies mid-way between Dorking and Guildford in the idyllic Surrey Hills. The village boasts a quaint parish church, cricket pitch, a charming pub and a lovely local farm shop. Set in the tranquil countryside, the opportunity for equestrian pursuits, country walks, hikes and cycling routes is endless. Golf is available at Cranleigh Golf and Country Club and Gatton Manor. Forest Green has the best of both world with Dorking approximately 10 miles away and Guildford approximately 12 miles. Dorking offers shopping across High Street, West Street and South Street. A cinema and theatre complex and three mainline stations providing access to London Waterloo in approximately 51 minutes. Guildford has a wide selection of shopping and leisure amenities, there are two mainline railway stations offering fast and frequent service to London Waterloo, with journey times of around 36 minutes.





Mill Lane, Forest Green, Dorking, RH5

APPROX. GROSS INTERNAL FLOOR AREA 1310 SQ FT 121.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

