



SURREYESTATES



Dorking, Surrey RH5 5SJ
Guide price £895,000

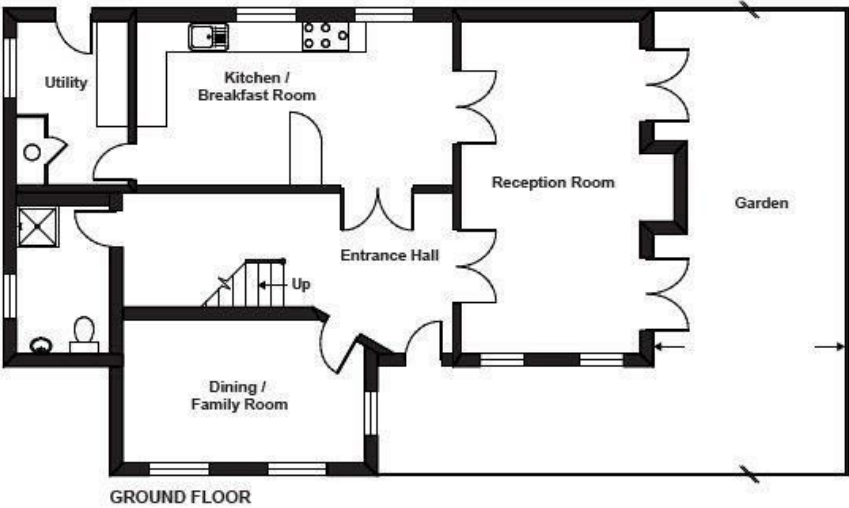
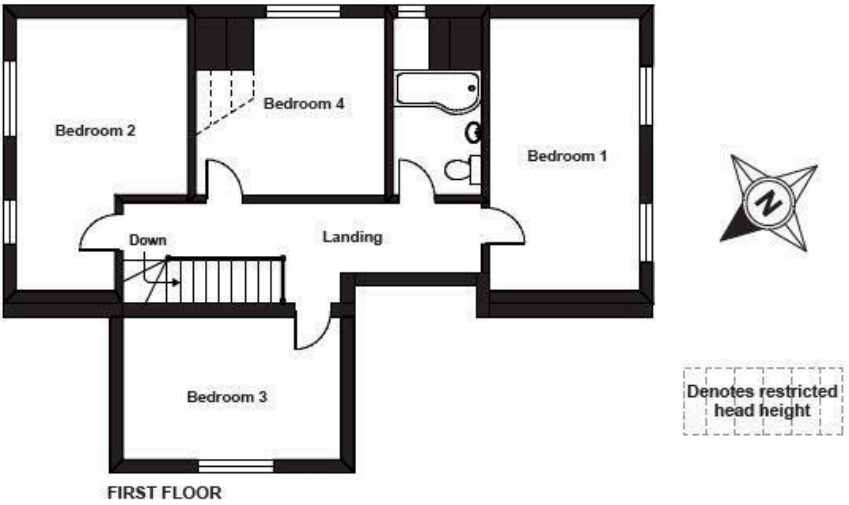
Situated in the picturesque village of Forest Green, this newly built large four-bedroom family home has been finished to a very high standard offering; beautifully designed kitchen, solid oak flooring throughout, capacious space and the property is awash with an abundance of light.

Upon entering the property, the large entrance hall gives access to; kitchen/dining room, main reception room, second reception area, shower room, under stair storage and staircase to the first floor. The specification has been finished to a high standard with neutral décor, solid oak flooring throughout, newly laid carpets and solid oak tunnel and grove doors. To the right, double breasted oak glass doors lead through to the double aspect living area of which boasts a central brick built open fireplace. Two double patio doors also provide access to the rear garden and patio area. The dual aspect secondary reception area is neutrally decorated, carpeted and as a versatile space it could accommodate a family room, snug or separate dining room. The downstairs shower room is a sizeable space comprising of; dark wood flooring, neutral wall tiling, a double walk in shower with overhead and detachable shower, toilet, basin with curved dark wood vanity unit and heated towel rail. The large open plan kitchen and dining area has ample space for entertaining and has been crafted to a high standard of which consists; neutral shaker style wall and base units, a central island and breakfast bar with integrated storage cupboards and solid oak worktops. It comes complete with several modern facilities and appliances, such as; soft close units, Rangemaster with gas hob and integrated fridge-freezer and dishwasher. Space for a dining table is provided with double breasted oak doors giving access to the adjoining living area. Neighbouring the kitchen, a utility/boot room provides further storage units in keeping with the kitchen, space for white goods and gives access to the rear.



Forest Green Farm, Mill Lane, Forest Green, Dorking, RH5

APPROX. GROSS INTERNAL FLOOR AREA 1772 SQ FT 164.6 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.

Copyright nichecom.co.uk 2018 Produced for Surrey Estates REF : 247347



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	

