



SURREYESTATES



Dorking, Surrey RH5 5SJ  
Guide price £575,000

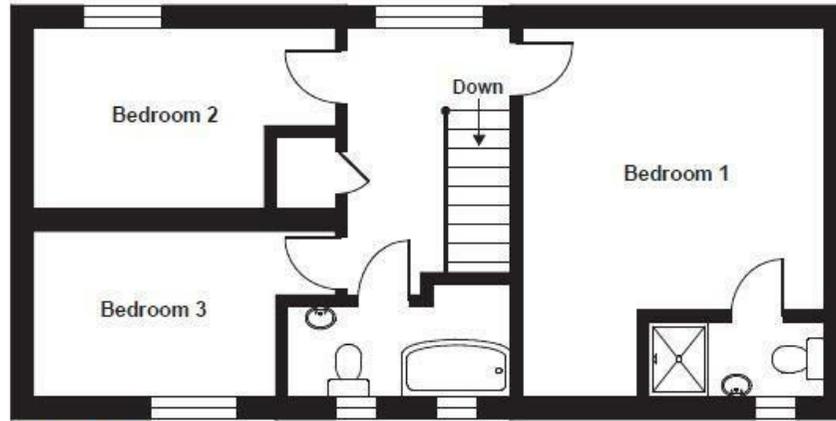
Situated in the picturesque village of Forest Green, this three-bedroom mid terrace barn conversion has been finished to a very high standard offering; a beautifully designed open plan kitchen/diner, solid oak flooring throughout, original character features and separate single garage.

Upon entering, the entrance hall gives access to; the living area, kitchen/diner, staircase to the first floor and cloakroom. 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 dual aspect kitchen/diner is a large space - perfect for 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, washing machine, dishwasher. Double doors provide access to the immaculately presented communal courtyard whilst floor to ceiling feature windows provide frontal views and allow the room to be awash with light. The living area is a large space with frontal outlook. Neighbouring, a cloakroom is situated and comprises of; dark wood flooring, neutral wall tiling, toilet, basin with curved dark wood vanity unit and heated towel rail.

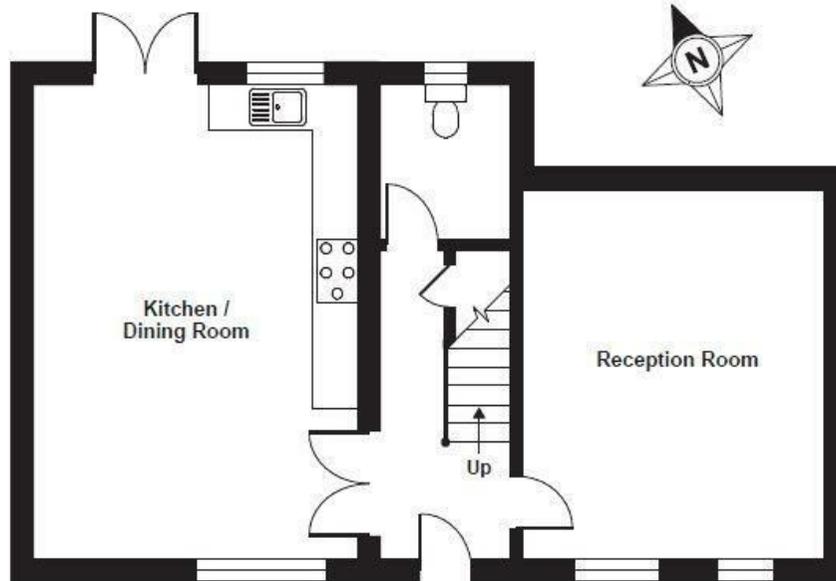


# Forest Green Farm, Mill Lane, Forest Green, Dorking, RH5

APPROX. GROSS INTERNAL FLOOR AREA 1253 SQ FT 116.4 SQ METRES



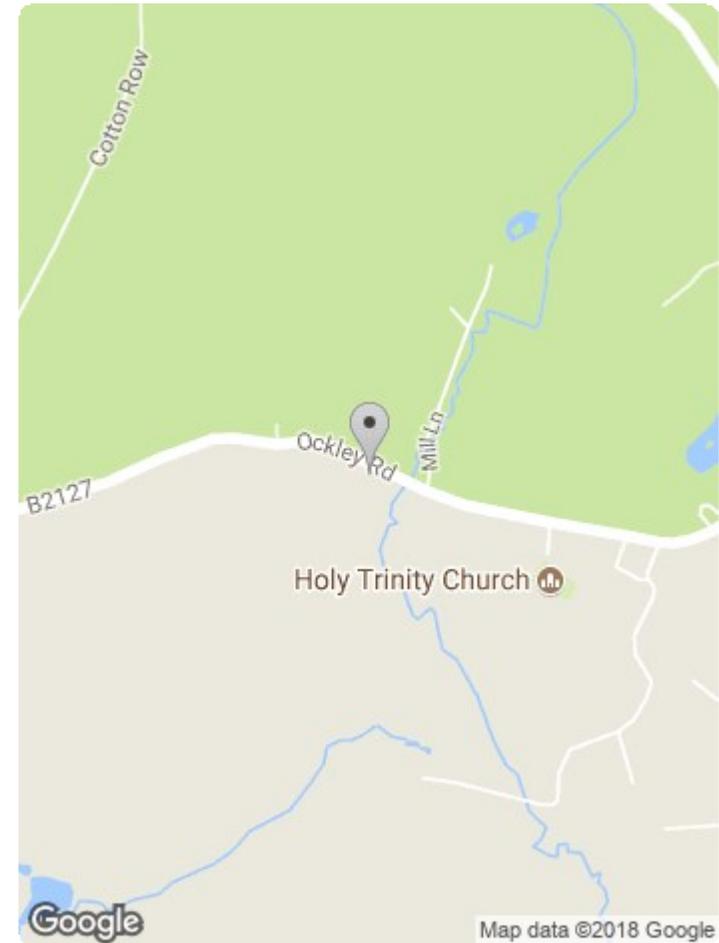
FIRST FLOOR



GROUND FLOOR

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

