



SURREYESTATES



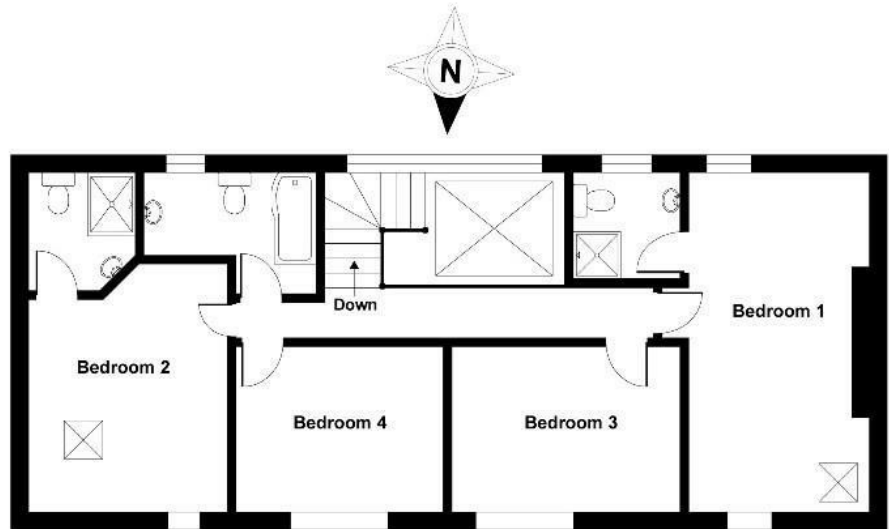
Dorking, Surrey RH5 5SJ
Guide price £900,000

Situated in the picturesque village of Forest Green, this four-bedroom barn conversion has been finished to a very high standard offering; a beautifully designed kitchen/diner, large reception room with central brick built open fire place, solid oak flooring throughout, original character features and separate single garage.

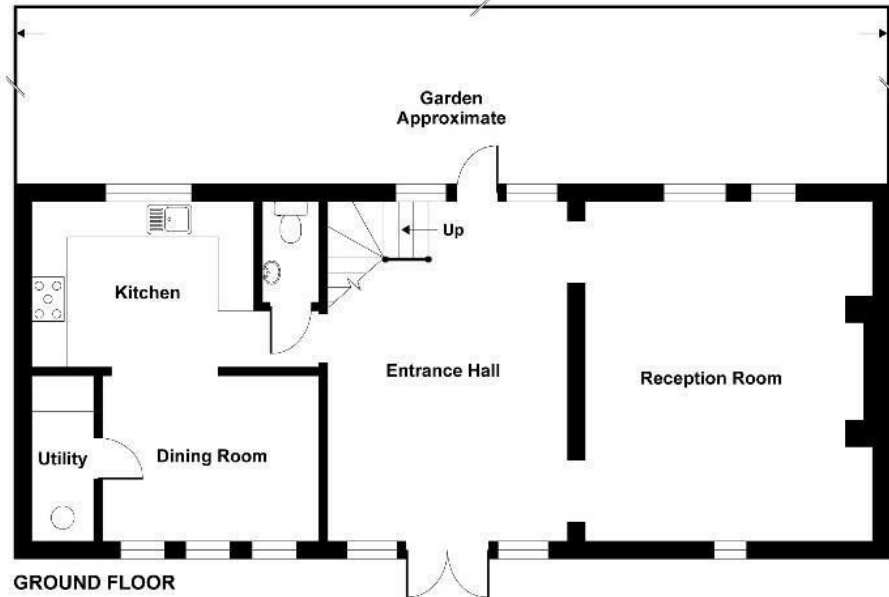
Upon entering, the expansive entrance hall gives access to; the living area, kitchen/diner, downstairs cloakroom and staircase to the first floor. The specification has been finished to a high standard with natural décor throughout, solid oak flooring, newly laid carpets and solid oak and tunnel grove doors. Boasting floor to ceiling windows, double patio doors either end and a beautiful beamed atrium, this large space is awash with light, making the property bright and spacious. Spanning the width of the property this space could accommodate a dining room, secondary living area or simply be grand entrance hall in itself. Adjoining, the double aspect living area spans the width of the property and features a large central brick built open fire place at its core. Neighbouring the entrance hall, 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. Adjoining, a dining area is situated of which could easily accommodate a large dining room table and chairs - perfect for socialising with guests. A cloakroom is situated next to the entrance hall 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 1751 SQ FT 162.7 SQ METRES (EXCLUDES VOID)



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.

Copyright nichecom.co.uk 2018 Produced for Surrey Estates REF : 247351



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

