



Ockley/Walliswood Borders, Surrey.

£885,000 F/H

**| Spacious Entrance Hall | Large Cloakroom | Modern Open Plan Kitchen-Dining Room | | Utility Room | Sitting Room | Dining Room | Study/Family Room |
| Four Bedrooms | Two Bathrooms | Good Sized Gardens with Countryside Views | Double Open Bay Garage | Parking |**

*A character detached double fronted family home believed to date to 1910-1915 which over the last few years has undergone major transformation and refurbishment to provide modern accommodation that would suit any growing family looking for a home with charm and style that is situated in a rural, yet accessible location. The property is approached via a larger than expected entrance hall with natural wood floors and doors leading to a large cloakroom with stone effect tiled floor. The kitchen-dining room is an exceptional space being open plan yet still providing the feel of two distinct areas. The kitchen area has been comprehensively fitted with a modern range of timeless Oak floor and wall mounted units with wrought iron furniture, fitted appliances such as a gas fired AGA, and double fridge freezer, all complimented with black granite work tops, down lighters and a tiled floor that continues through to the dining area providing ample space for a good sized table and chairs. Two separate open doorways lead to a wonderful formal sitting room which has been designed to maximise light and the views over the gardens, with traditional Georgian style doors enhanced with a large ceiling fan light and finished with a feature contemporary fire place and mellow wood floors. The play room and study offer a versatile arrangement depending on requirements and could easily be used as they are, or changed for formal dining etc. There is a good 1st floor landing space flooded with light from the ceiling skylight. Natural timber doors lead to four good sized bedrooms. The master of which enjoys views to the rear complete with a well designed en-suite wet room with twin Velux windows. The family bathroom has been fitted to a quality modern standard with low level WC, basin, traditional bath and separate shower cubicle finished with chrome furniture and traditional tongue and groove panelling. **Outside:** Access from both sides lead to the rear gardens which are well stocked and maintained, comprising a Horsham stone patio with large lawn areas edged and shaped with a variety of specimen shrubs and bushes and vegetable garden to the rear. There is a large lined home office/garden room with veranda that looks towards the open views over countryside. The gardens as a whole are enclosed and provide a great deal of privacy. **Parking & Garage:** There is a modern double open bay Oak garage with pitched roof and further secure storage area. Gravel parking is provided for several vehicles which leads onto further gardens areas with mature oak trees giving a wooded feel.*

The property has been refurbished to a high standard and is well presented throughout with modern floor coverings and general decoration, renewed/updated plumbing, central heating, wiring and windows/doors.











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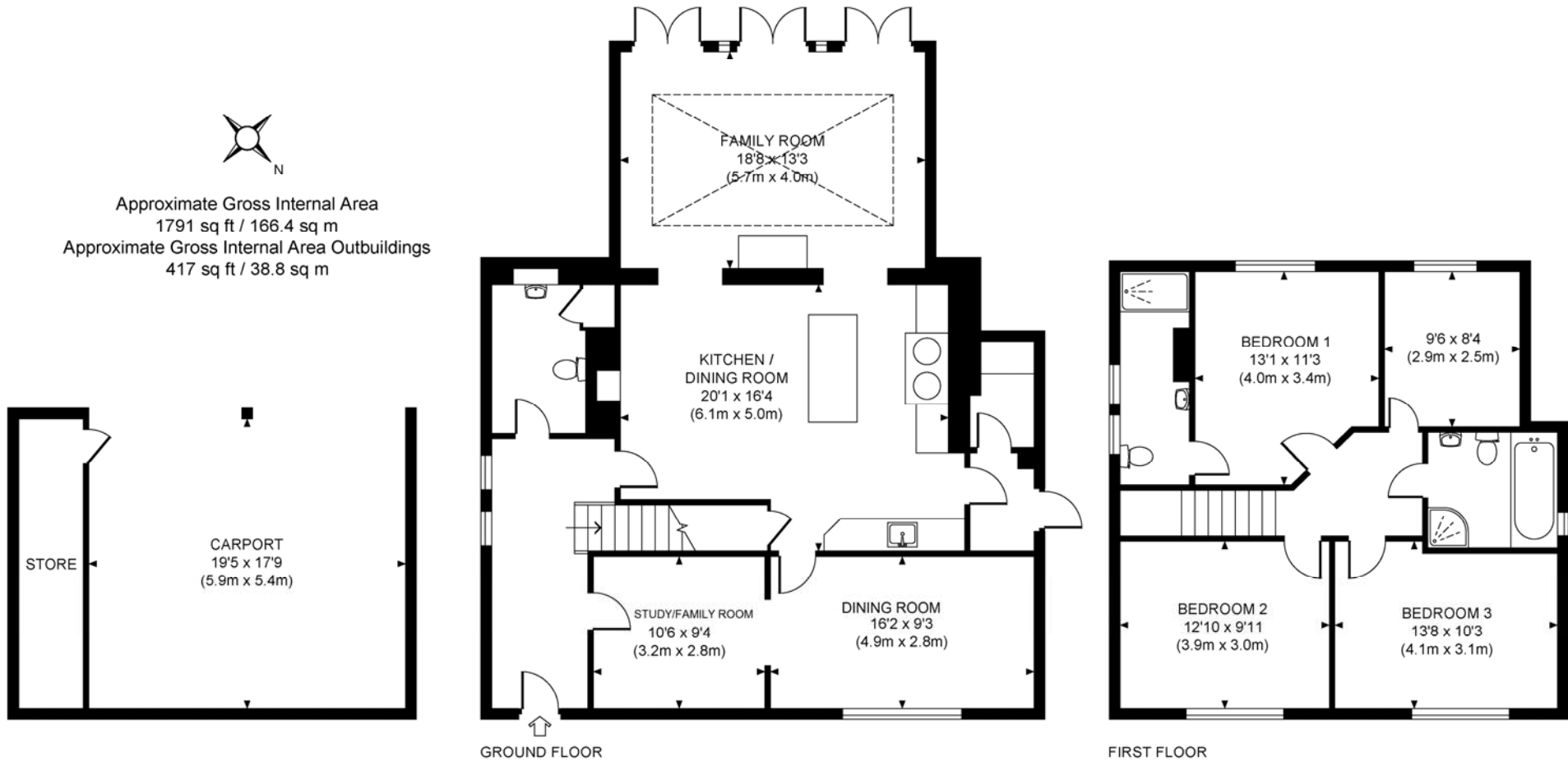


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Ockley village amenities include a shop/post office, garage, school, three pubs, a restaurant and a farm shop. There is also a thriving cricket and football club. Ockley station has a service to London Victoria and Waterloo and is approximately one mile from the village centre. Dorking Station is approximately 9.5 miles distant. Golf can be found at Gatton Manor Golf Club at the end of Standon Lane and there are many desirable walks and riding countryside on the doorstep.

Energy Performance Rating - Band C

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