



7 Beare Green Cottages Horsham Road, Beare Green, Dorking,
Surrey. RH5 4PE

Offers In Excess Of £485,000



- SEMI DETACHED VICTORIAN COTTAGE
- OVERLOOKING THE VILLAGE GREEN
- BONUS LOFT ROOM
- TWO RECEPTION ROOMS
- SELF CONTAINED STUDIO/ANNEXE
- SOUTH FACING REAR GARDEN
- FIRST FLOOR SHOWER ROOM
- DOUBLE GLAZED
- CUL-DE-SAC
- NO ONWARD CHAIN

Description

This attractive Victorian cottage has recently been updated and provides bright and spacious accommodation arranged over three floors. Located in a quiet cul de sac and overlooking the village green, further benefits include a landscaped south facing rear garden and a self-contained annexe/studio to the rear.

Accommodation briefly comprises of a formal sitting room to the front that includes a feature bay window with views across the village green and a brick-built fireplace with log burning stove. The dining room is a generous size (12'11 x 11'5) providing an adaptable second reception room. To the rear of the property and with views of the garden is the kitchen that provides a selection of base units with matching eye level cupboards, space for the usual white good appliances and ample work surfaces. There is also a fully fitted family bathroom.

The first floor accommodation has been redesigned, to the front and making the most of the properties outlook is a well presented double bedroom. To the rear is a further bedroom and first floor modern shower room. The top floor is a bonus loft room currently arranged as a guest bedroom with a large dormer window and eaves storage.

Externally the south facing rear garden is a particular feature of the home and extends to approx. 110 ft in total. The garden includes a lawn area, large flower bed border and decking area. To the rear of the property is the annexe which currently consists of a covered porch area, bedroom, shower room and reception area.

Situation


This property is located between the thriving villages of Beare Green and Newdigate. The local shops, church, pubs are close at hand with its cricket club, bowls club, local Doctors Surgery and village hall. Nearby the local train station of Holmwood provides a regular service to London Victoria. Dorking town centre is located within approximately 5 miles and offers a comprehensive range of facilities including five supermarkets, Doctors surgeries & churches. There are several well-regarded restaurants and pubs, three train stations and a selection of local and national shops. There are several highly regarded schools within close proximity including The Priory and Aschcombe secondary schools. Private schools include Reigate Grammar, Box Hill School, St Theresa's and St Johns in Leatherhead all being within easy reach. The immediate area offers some of the county's finest walking, riding and cycling with Box Hill, Ranmore, Holmwood and Leith Hill all close at hand.

Tenure	Freehold
EPC	E
Council Tax Band	D



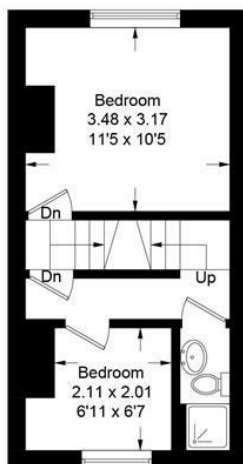
Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
 Annexe = 26.9 sq m / 289 sq ft
 Total = 113.1 sq m / 1217 sq ft



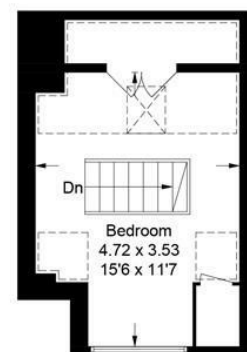
 = Reduced headroom below 1.5m / 5'0"



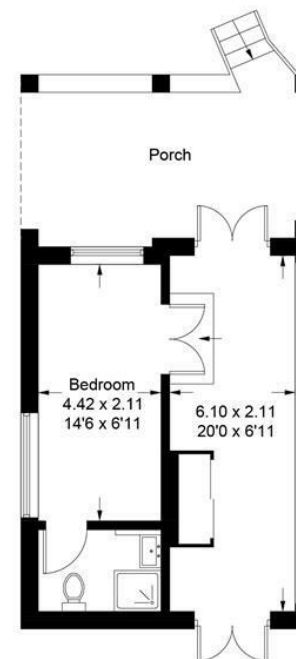
Ground Floor



First Floor



Second Floor



Annexe (Outbuilding)

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1001174)

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