



Well Cottage Misbrooks Green Road, Capel, Dorking, Surrey, RH5  
5HL

Price Guide £800,000



- CHARACTER HOME
- THREE/FOUR BEDROOMS
- FAR REACHING VIEWS
- SELF CONTAINED ANNEX
- FURTHER POTENTIAL TO EXTEND STPP
- WONDERFUL LOCATION
- SOUTH/WEST FACING GARDEN
- OPEN PLAN KITCHEN/LIVING ROOM
- ORIGINAL FEATURES
- NO ONWARD CHAIN

## Description

This superb Victorian Villa offers bright and adaptable accommodation arranged over two floors. Situated in a highly desirable semi-rural position with unspoilt views of the surrounding countryside, the property further benefits from a charming south/west facing garden, driveway parking with garage and an adjoining annex.

Accommodation briefly comprises of an enclosed porch with access to the formal entrance hall and ground floor W.C. To the front is a generous family room that enjoys wonderful views and a log burning stove. The open plan kitchen/living/dining room is a particular feature of the home that includes a further log burning stove and provides an adaptable space to suit individual needs. Beyond the kitchen the property has been extended in recent years to provide an annex with separate kitchen area and shower room. There is also an attached garage and large conservatory.

The first floor consists of three generous double bedrooms that enjoy far reaching views and a modern family bathroom.

Externally the property has an attached garage and driveway parking for several vehicles, with a pretty front garden. To the rear, the south/west facing garden extends to approx. 65ft and is mainly laid to lawn with a large patio area providing a great place to entertain. There is also a brick built workshop and an oak framed barn/store.

## Situation

Within a short walk of the bustling village of Capel and only a short distance from Newdigate where both villages provide various amenities including village shops, post office, alongside the village schools, churches, doctors' surgery, three public houses, a village playing field and thriving cricket clubs, bowls and football clubs.

The property is also situated between the larger towns of Dorking and Horsham that both offer a well-regarded selection of national and local shops which includes Waitrose and Marks and Spencer.

Dorking has a great selection of schools with St. Paul's and Powell Corderoy, (Dorking's oldest school) amongst the choices of primary and secondary and sixth form education The Ashcombe and The Priory.

The area offers some of the finest walking, riding and cycling countryside. The Surrey hills are all close at hand.

Nearby Ockley & Holmwood train stations provides regular services to London Victoria. Dorking has trains stations for services to London Waterloo and Victoria, South to Horsham and the south coast as well as direct links to Gatwick Airport & Reading.

**Tenure**

Freehold

**EPC**

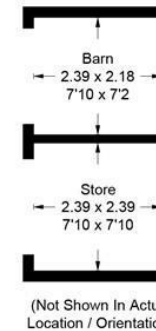
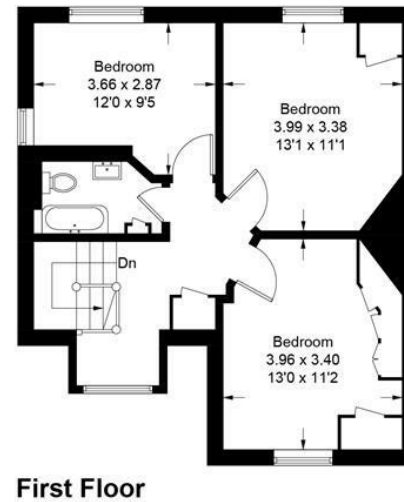
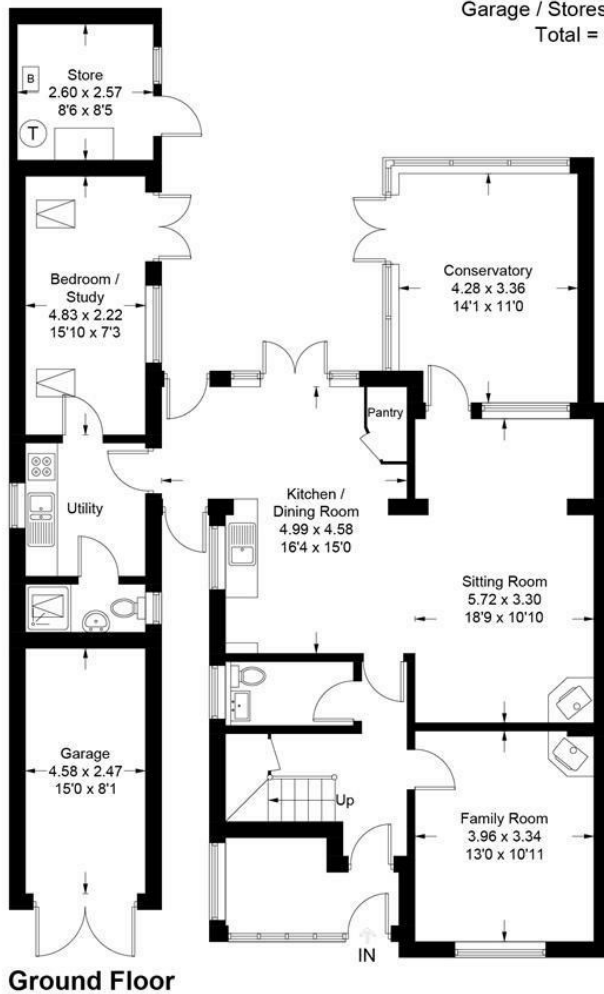
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**Council Tax Band**

F



Approximate Gross Internal Area = 156.1 sq m / 1680 sq ft  
 Garage / Stores & Barn = 28.5 sq m / 307 sq ft  
 Total = 184.6 sq m / 1987 sq ft



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. (ID1079427)  
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