



12 New Road, Forest Green, Surrey, RH5 5SA

Price Guide £550,000



- CHARACTER COTTAGE
- OPEN PLAN KITCHEN/DINING ROOM
- PERIOD FEATURES
- PRIVATE CUL DE SAC
- DRIVEWAY PARKING
- TWO DOUBLE BEDROOMS PLUS BONUS LOFT ROOM
- FORMAL SITTING ROOM
- WONDERFUL GARDEN WITH WORKSHOP
- VILLAGE LOCATION
- NO ONWARD CHAIN

Description

This attractive Victorian Cottage provides bright and spacious accommodation arranged over three floors. Previously extended to offer a superb open plan Kitchen/Dining room, further benefits include a beautiful garden with workshop and a bonus loft room.

Accommodation includes an entrance porch that provides access to the formal sitting room with views to the front and a feature fireplace with open stove. To the rear is the extended and open plan kitchen/dining room a particular feature of the home. The dining area is beautifully presented and includes a large log burning stove. The bespoke kitchen enjoys a vaulted ceiling with exposed beams and views to the garden. The kitchen includes an ample selection of base units with matching eye level cupboards and space for the usual white good appliances. There is also an island unit complemented with solid granite work surfaces that provides a great place to entertain.

Stairs lead to the first floor accommodation where two double bedrooms and a family bathroom can be found. Both bedrooms enjoy varying aspects.

The top floor has been adapted to provide a bonus loft room. Currently arranged as a master bedroom with far reaching views of the surrounding countryside. There is also a separate W.C and eaves storage.

Externally the wonderful rear garden extends to approx. 60 ft. and is mainly laid to lawn with a selection of mature shrubs and flower bed borders. There is also a workshop to the end of the garden that could be adaptable to suit individual needs.

Situation

Forest Green is a village within close proximity of Ockley, Ewhurst and Cranleigh. It is surrounded by arguably some of the best walking and riding countryside in the south east. Forest Green itself has an excellent gastro pub "The Parrot" and a farm shop providing an excellent range of day to day products and local produce. Forest Green also has a village church, village hall and forge whilst the larger villages of Ockley and Ewhurst are both within 3 miles approximately offering village shops, primary schools and the local train station in Ockley with services to London and the coast. The village of Cranleigh and towns of Dorking and Horsham offer a range of High Street shopping and leisure facilities and schools for all ages.

Tenure	Freehold
EPC	F
Council Tax Band	D



Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft
(Including Eaves)



 = Reduced headroom below 1.5m / 5'0



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. (ID1087160)

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