



2 Fern Cottages Stane Street, Ockley, RH5 5TH

Price Guide £425,000



- SEMI DETACHED COTTAGE
- IN NEED OF MODERNISATION
- OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE GLAZED WINDOWS
- CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- FORMAL SITTING ROOM
- LARGE ENTRANCE HALL
- VILLAGE LOCATION
- NO ONWARD CHAIN

Description

We have been appointed by the receivers to act as sole agents in the sale of this two-bedroom cottage set in the heart of Ockley. Please note that whilst every effort has been made to provide full details on the property limited information is available and would therefore require further independent investigations by any interested party.

The property itself is an extended two double bedroom semi detached cottage situated in a small cul de sac in the heart of Ockley, a pretty village on the edge of the Surrey Hills.

Accommodation includes a spacious entrance hall that provides access to all principal rooms. The formal sitting room is to the front of the property and includes a fireplace surround and large double-glazed window. The open plan kitchen/dining room is a particular feature of the home and was previously extended to provide a superb place to entertain. There is also a ground floor W.C. The first floor consists of two generous bedrooms and a family bathroom.

Externally the garden extends to approx. 60 ft and includes a brick-built outhouse at the rear of the garden that requires updating but is adaptable to suit individual needs.



Situation

Located within easy reach of both Ockley and Capel villages this semi-detached cottage is positioned in a semi-rural setting. The local station, Ockley, is within 2 miles providing services to both Horsham and London Victoria. Dorking, Horsham and Crawley town centres are all within easy reach and enjoy a comprehensive range of facilities.

The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill Headley Heath and the Surrey Hills all close at hand.

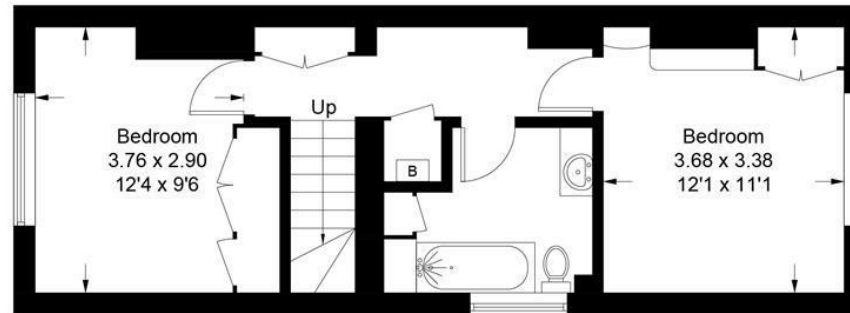
Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, and the home of Ralph Vaughan Williams.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead and Gatwick is approximately 10 miles.

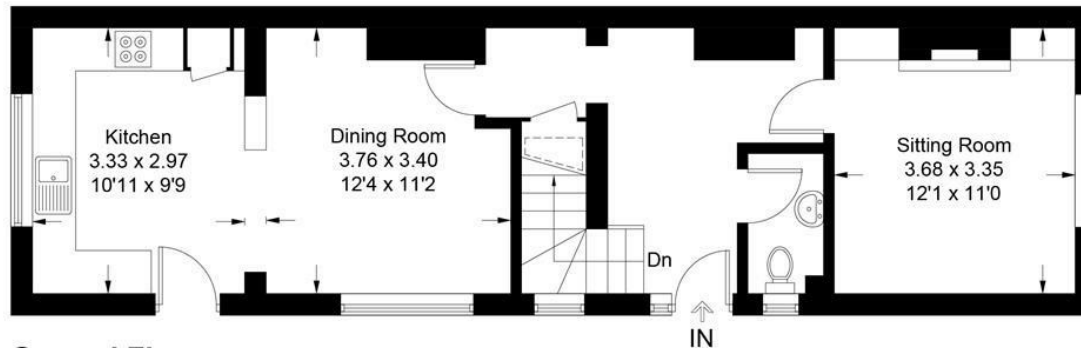
Tenure	Freehold
EPC	D
Council Tax Band	E

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft
 Outbuilding = 20.8 sq m / 224 sq ft
 Total = 116.3 sq m / 1252 sq ft

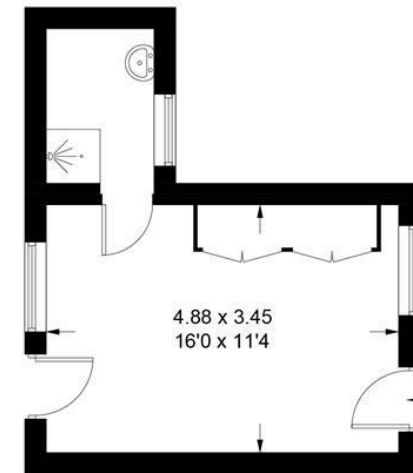
 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

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. (ID1173326)

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