



1 Beech Cottages Forest Green, Dorking, Surrey, RH5 5SG

Price Guide £915,000





- SUPERB CHARACTER HOME
- ADAPTABLE ACCOMMODATION
- MODERN KITCHEN/BREAKFAST ROOM
- BEDROOM FOUR/GAMES ROOM
- GARDEN OFFICE
- PRIME VILLAGE GREEN LOCATION
- HIGH SPECIFICATION
- TWO FURTHER RECEPTION ROOMS
- MASTER SUITE
- MATURE COURTYARD GARDEN



## Description

This attractive four-bedroom property has been extended and updated in recent years to provide a superbly presented home that enjoys well thought out and adaptable accommodation arranged over two floors. Occupying a prime position on the edge of the village green and only a short distance to local amenities.

The accommodation briefly comprises of a well presented formal sitting room that enjoys direct access via bi-folding doors to the rear terrace. The open plan kitchen/breakfast room with adjoining dining room is a particular feature of the home and provides a great place to entertain. There is also a separate utility room.

The bedrooms are divided across two separate wings, the master bedroom with dressing room and second bedroom both include ensuite shower rooms. On the opposite elevation and accessed through the sitting room or via a separate entrance there are two further bedrooms serviced by a family bathroom and a separate study area. Bedroom four is currently arranged as a game's room/home gym.

Externally the gravel driveway provides ample parking. The South facing courtyard garden includes a selection of mature trees and a superb summer house.

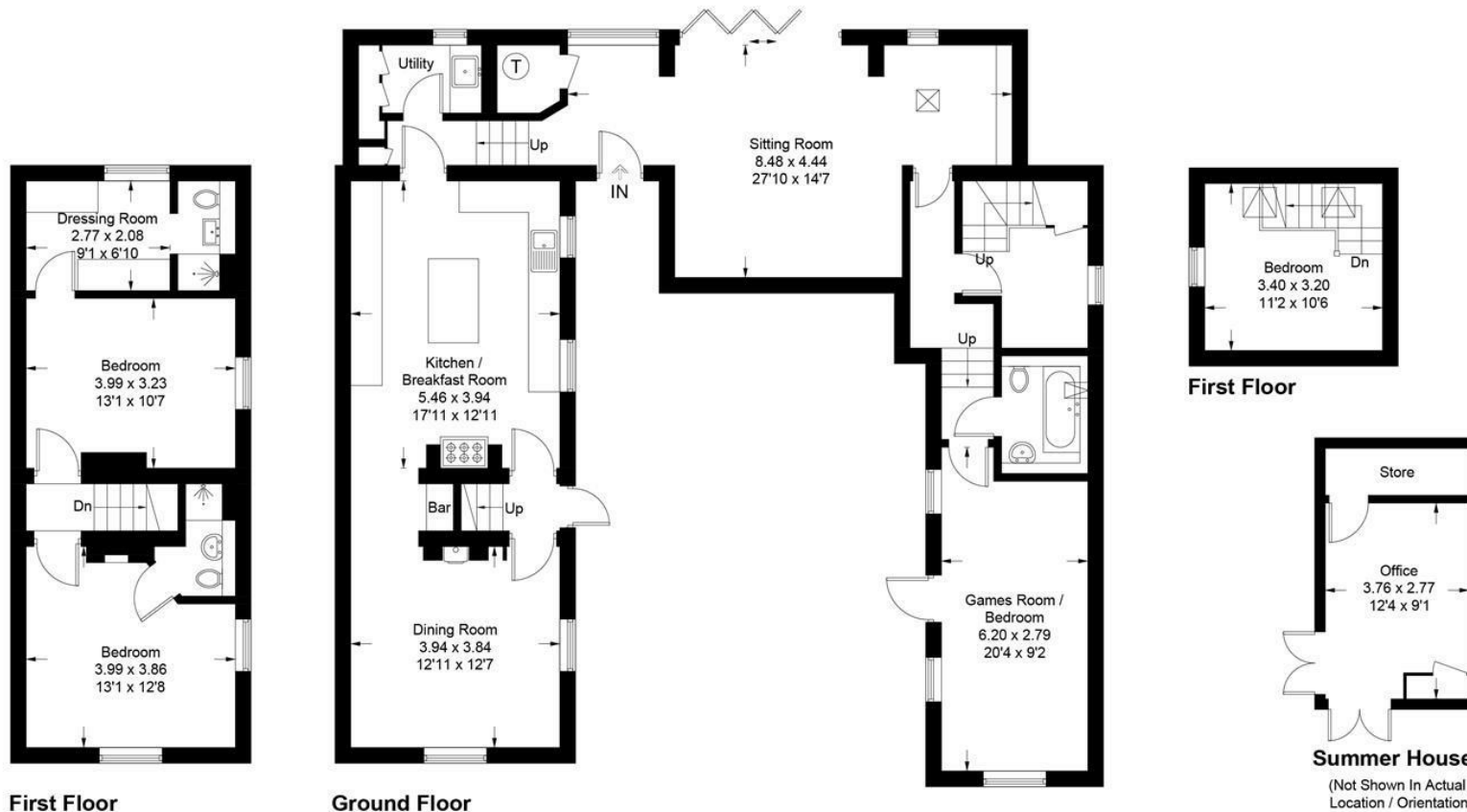
## Situation

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	E
Council Tax Band	E



Approximate Gross Internal Area = 172.3 sq m / 1855 sq ft  
 Summer House = 13.2 sq m / 142 sq ft  
 Total = 185.5 sq m / 1997 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. (ID1105134)

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