



**patrick
gardner**
RESIDENTIAL

1 Fern Cottages Stane Street, Ockley, Dorking, RH5 5TH

Price Guide £550,000



- SUPERB SEMI DETACHED HOME
- EXTENDED
- OPEN PLAN KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- PARKING TO FRONT
- REFURBISHED THROUGHOUT
- LANDSCAPED GARDEN
- HIGH SPECIFICATION
- FORMAL LIVING ROOM
- NO ONWARD CHAIN

Description

Extended and refurbished throughout to exacting standards is this superbly presented character home. Situated in a delightful close within Ockley village the property provides a rare opportunity in the current marketplace.

Upon entering you are greeted by an inviting entrance hall with ground floor W.C. The open plan kitchen/dining room is a particular feature of the home and extends to 27 ft, creating an inviting space perfect for entertaining friends and family. The beautiful kitchen includes a vast array of base units with matching eye level and full height cupboards. There is also a selection of integrated appliances and a walk-in larder. For those seeking tranquillity, the formal sitting room offers a peaceful retreat.

The first floor enjoys two double bedrooms with varying aspects. The master bedroom (14'4 x 11'11) includes bespoke fitted wardrobes and views of the garden. There is also a beautiful family bathroom.

The landscaped garden is a true highlight, featuring a lovely patio area ideal for al fresco dining or simply enjoying the serene surroundings. There is also a brick built store to the rear of the garden providing an adaptable space 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

C

Council Tax Band

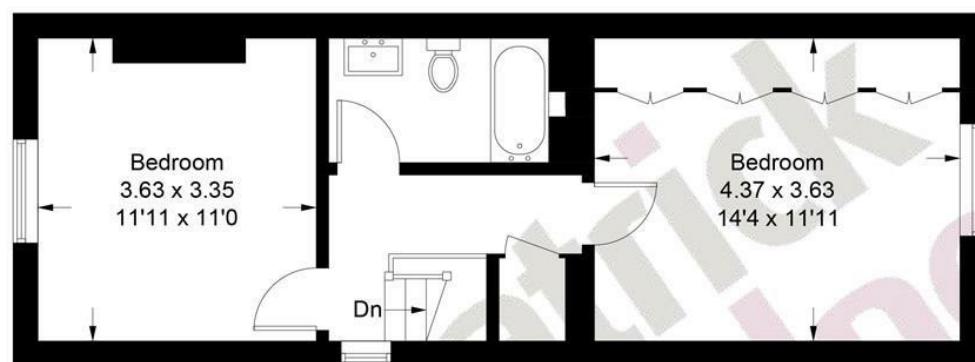
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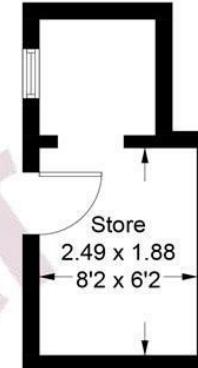
Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
Outbuilding = 6.9 sq m / 74 sq ft
Total = 99.4 sq m / 1070 sq ft



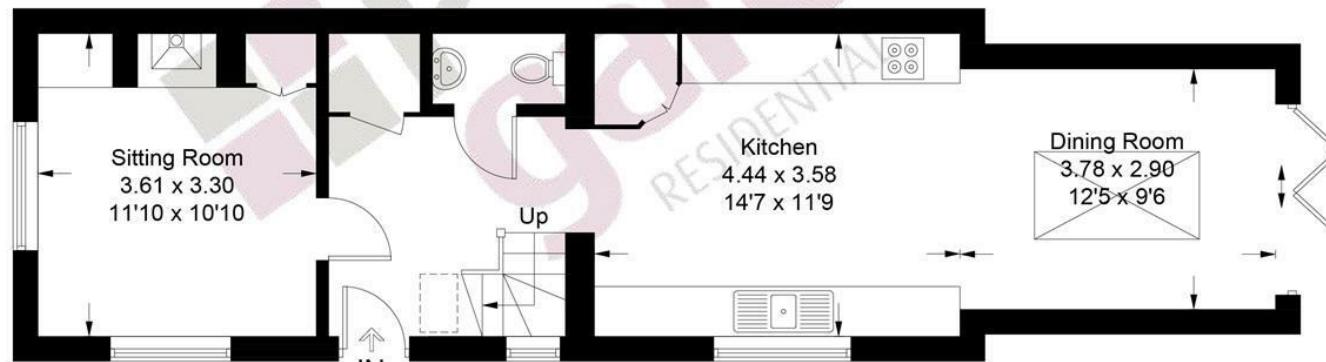
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

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. (ID1270974)

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