





### welcome to

## **Beech Cottages, Forest Green Dorking**

In summary this four bedroom semi-detached house, is perfect for a versatile and growing family. Presented in excellent condition and ready to move into. Located in an area of outstanding beauty, just outside Dorking.





Every now and again, we are delighted to be instructed on a property that offers a wealth of features and opportunities, and few more so than this thoughtfully and tastefully laid out four bedroom semi-detached house.

Located in an area of outstanding natural beauty, in the sought after, very charming and idyllic village of Forest Green. Beautiful views from the front of the property over the village green - you could not ask for more.

This beautifully appointed semi-detached house, offers excellent, versatile living accommodation. The property could be easily adapted to facilitate a private "one bedroom guest area" or Annexe, with its own private access.

Features include: spacious lounge; fitted kitchen with breakfast bar; dining room; utility room; further reception room, currently used as a "meditation room"; cloak room; four bedrooms, one with a walk-in dressing room and en suite shower room; the second bedroom also with an en suite shower room; family bathroom.

**Entrance** 

Kitchen/utility

**Dining Room/library** 

**Second Reception Room** 

**Family Bathroom** 

**Fourth Bedroom** 

**Principal Bedroom** 

**Second Bedroom** 

**Third Bedroom** 

The Rear Garden

**To The Front Of The Property** 

Location











#### welcome to

#### **Beech Cottages, Forest Green Dorking**

- Four bedroom semi-detached house
- Home office (located in the garden)
- Flexibility to adapt part of dwelling into self-contained annexe
- Superb and stylish decorative order
- Family bathroom (en suite shower rooms to two bedrooms)

Tenure: Freehold EPC Rating: E

# £975,000









Please note the marker reflects the postcode not the actual property

#### view this property online barnardmarcus.co.uk/Property/DRK101630



Property Ref: DRK101630 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.