



2 Forge Cottages Stane Street, Ockley

Guide Price £1,125,000

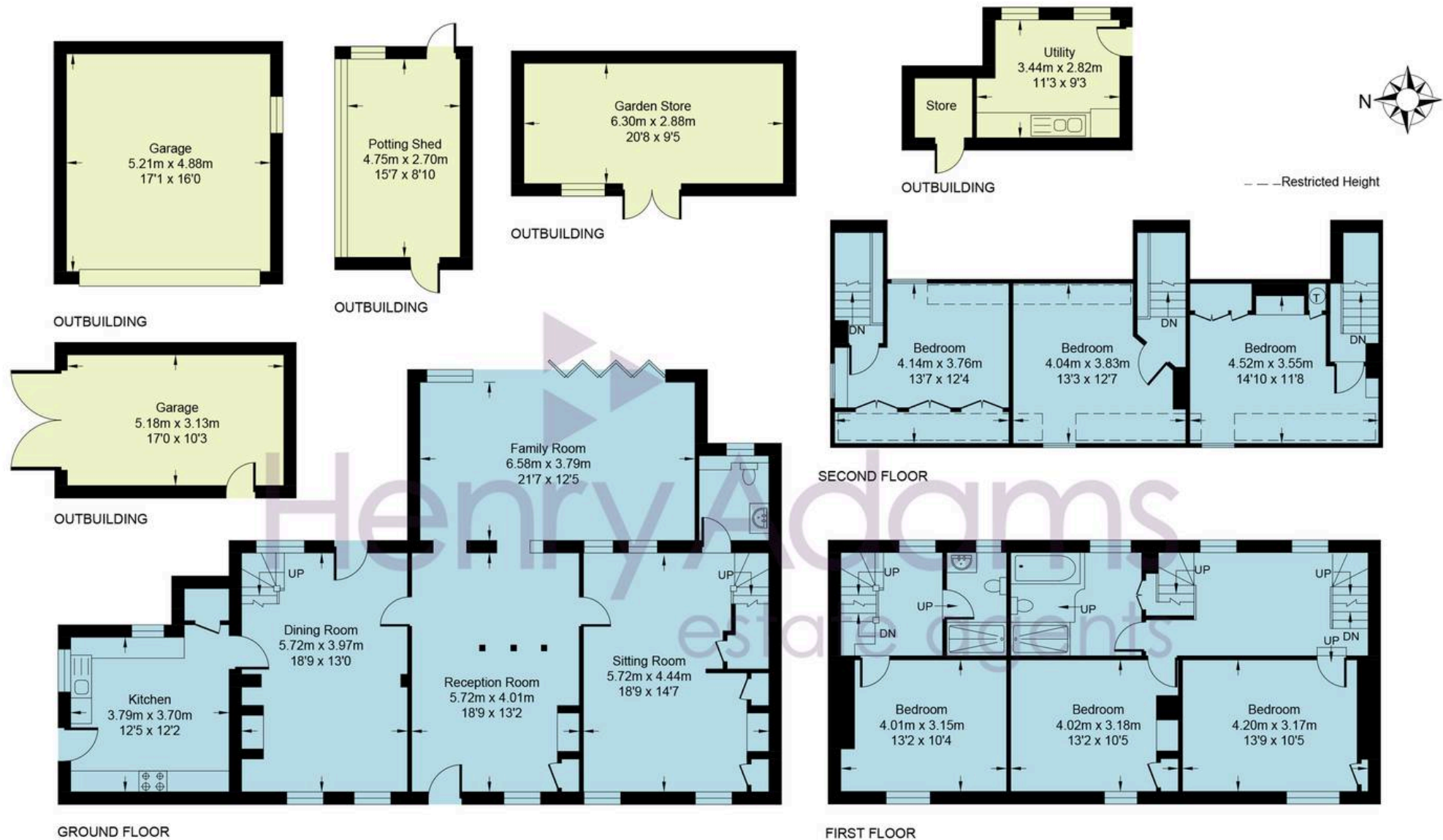
2 Forge Cottages Stane Street

Ockley, Dorking

A charming and characterful Grade II listed Village home that sits in the heart of Ockley Village and enjoys views over the Surrey Hills including Leith Hill Tower, there is also access to Horsham and Dorking town centres, nearby Ockley train station and commuter routes to the capital. It is also ideally positioned for access to a selection of local pubs and restaurants and well regarded schools. 2 Forge Cottages offers a versatile blend of living and bedroom space arranged over three floors and historically formed three separate dwellings. There is a comfortable kitchen which has a range of wall and base cabinets, including a range style cooker and a direct access to the rear gardens, there are four reception rooms to the ground floor one of which is a family room which is a recent extension that features bi-fold doors opening up the rear garden terrace and provide a letterbox view to the stunning gardens. The main sitting room has a real wealth of character with exposed wooden beams, an exposed brick fireplace and a log burner which is ideal for crisp winter evenings.

The property also sits within a generous plot with a gravel driveway approach and mature gardens which incorporate useful outbuildings as well as a detached double garage and an outside bothy. The bothy is a useful space and incorporates a utility room with power, lighting and a utility sink.





Forge Cottages

Approximate Area = 2672 sq ft / 248.2 sq m

Outbuildings = 906 sq ft / 84.2 sq m

Total = 3578 sq ft / 332.4 sq m

For identification only - not to scale





- Reception hall
- Sitting room and dining room
- Family room with bi-fold doors opening to the garden
- Kitchen / breakfast room and cloakroom
- 6 bedrooms, family bathroom and family shower room
- Double garage and single garage
- Potting shed, garden store and utility room
- Mature rear garden mainly laid to lawn
- Generous gravelled forecourt
- In about 0.6 acres

Ockley itself has a selection of amenities including two public houses, garage with shop and offers a great sense of community. In addition, Ockley train station is a 5 minute drive (approx. 1.9 miles) with parking and offers frequent services into London. Gatton Manor is situated within close proximity offering an excellent golf course, bar and restaurant. The pretty villages of Capel and Forest Green are an equal distance offering a further selection of amenities including a village shop, doctors surgery, a further renowned public house and a favoured farm shop. For more comprehensive shopping and leisure facilities, the towns of Dorking (7.6), Horsham (7.6) and Guildford (11.6 miles) are within close proximity. For the outdoor enthusiasts, there are miles of stunning open countryside for walking, cycling and riding. For transport links, the nearby A24 connects to the M25 orbital motorway with access to central London, Heathrow and Gatwick airports.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.