

FOREST GREEN, SURREY

ROSE COTTAGE IS A CHARMING 3-BED SEMI IN SOUGHT AFTER FOREST GREEN. BRIGHT OPEN-PLAN LIVING, COSY MULTI-FUEL BURNER, 150FT GARDEN WITH RURAL VIEWS, PARKING, GARAGE AND SCOPE TO EXTEND. A PERFECT FAMILY HOME. CHAIN-FREE.

PROPERTY FEATURES

HOUSE

WELCOME TO FOREST GREEN - AND TO ROSE COTTAGE, A BEAUTIFULLY MAINTAINED THREE-BEDROOM HOME PERFECTLY POSITIONED FOR COUNTRYSIDE LIVING. TUCKED IN A PEACEFUL VILLAGE SETTING, THIS SEMI-DETACHED COTTAGE COMBINES CHARACTER, COMFORT AND PLENTY OF POTENTIAL.

STEP INSIDE TO AN INVITING OPEN-PLAN GROUND FLOOR, FILLED WITH NATURAL LIGHT. THE LAYOUT FLOWS EASILY FROM A WELCOMING RECEPTION AREA TO A DINING SPACE, A WELL-APPOINTED KITCHEN AND A COSY SITTING ROOM OVERLOOKING THE GARDEN, COMPLETE WITH A MULTI-FUEL BURNER FOR THOSE COOLER EVENINGS. DOWNSTAIRS WC.

UPSTAIRS, TWO SPACIOUS DOUBLES AND A GOOD-SIZED SINGLE BEDROOM WITH A FAMILY BATHROOM, CREATING CALM SPACES TO UNWIND AT THE END OF THE DAY. WITH CHARACTER FEATURES SUCH AS ORIGINAL FIREPLACES A FOCAL POINT IN THE BEDROOMS.

LOVINGLY CARED FOR, THIS HOME ALSO OFFERS EXCITING SCOPE TO EXTEND TO THE SIDE OR REAR (SUBJECT TO PLANNING), ALLOWING IT TO GROW WITH YOUR NEEDS.

OUTSIDE

OUTSIDE, ROSE COTTAGE TRULY SHINES. THE GARDEN STRETCHES OVER 150FT, WITH PADDOCKS VIEWS AND HORSES GRAZING JUST BEYOND THE GATE. A SUN-DRENCHED PATIO IS PERFECT FOR SUMMER BARBECUES OR A QUIET MORNING COFFEE, WHILE A PRIVATE DRIVEWAY AND DOUBLE GARAGE PROVIDE AMPLE PARKING AND PRACTICAL STORAGE.

**ROSE COTTAGE IS MORE THAN JUST A HOUSE - IT'S
A LIFESTYLE, OFFERING SPACE, CHARM AND THE
OPPORTUNITY TO CREATE YOUR PERFECT
COUNTRY HOME.**

THE AREA

FOREST GREEN ITSELF IS PICTURE-PERFECT, CENTRED AROUND ITS CRICKET PITCH AND THE POPULAR PARROT PUB - A FAVOURITE WITH LOCALS, WALKERS AND RIDERS ALIKE. SURROUNDED BY THE GLORIOUS SURREY HILLS, WITH HOLMBURY AND LEITH HILL CLOSE BY, THE AREA IS IDEAL FOR ANYONE WHO ENJOYS WALKING, CYCLING, RIDING OR SIMPLY RELAXING IN TRANQUIL SURROUNDINGS.

CRANLEIGH LIES JUST FIVE MILES AWAY FOR EVERYDAY SHOPPING AND CAFÉS, WHILE OCKLEY AND DORKING STATIONS PROVIDE EASY RAIL LINKS TO LONDON.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Internal Area
134.9 m² / 1452 ft²

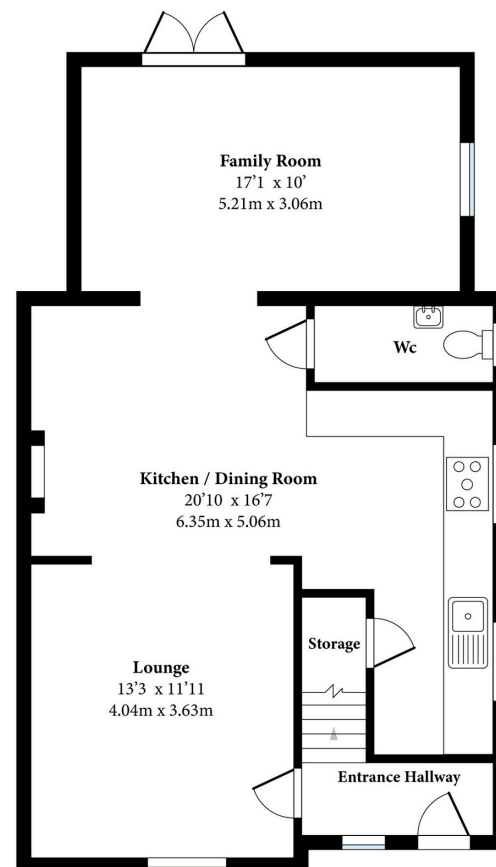
Rose Cottage, Forest Green

COUNCIL TAX BAND: E

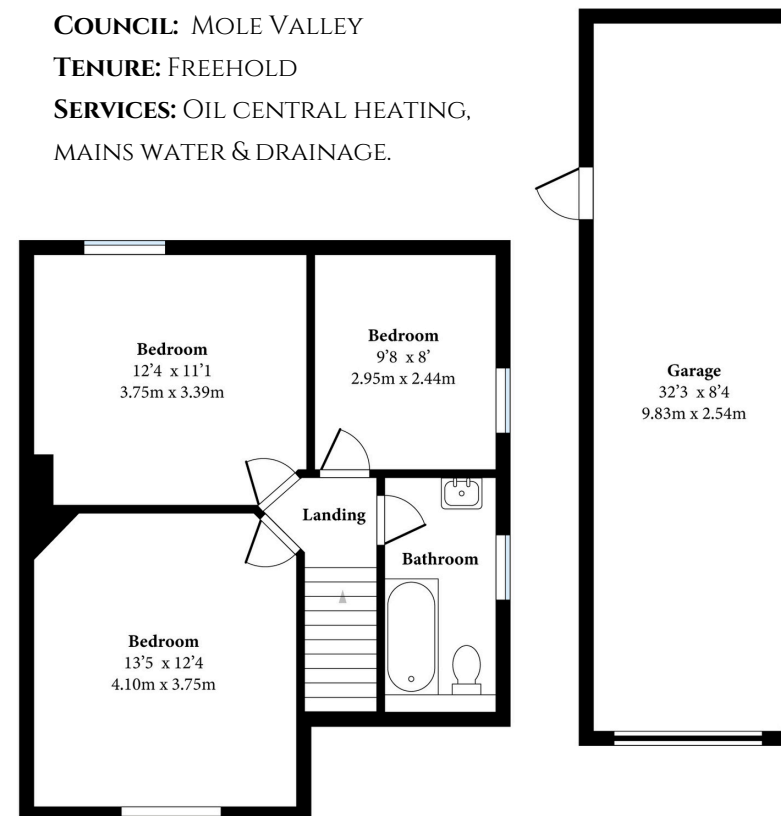
COUNCIL: MOLE VALLEY

TENURE: FREEHOLD

SERVICES: OIL CENTRAL HEATING,
MAINS WATER & DRAINAGE.



1st Floor



Ground Floor

kw **REBECCA**
BATCHELOR

Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However every care has been taken to provide accurate measurements.



TO ARRANGE A VIEWING OR FOR MORE
INFORMATION CALL REBECCA ON **07464 043045**