



**Whetlands**  
**Ockley Road, Forest Green, RH5 5SQ**  
**Asking Price: £950,000 Freehold**

**ROGER COUPE**  
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ESTATE AGENT  
Est. 1991



**\* Individually designed and built bungalow \* Three double bedrooms \* Two reception rooms \*  
\* Large, fitted kitchen/breakfast room \* Utility room \* South westerly facing landscaped gardens of 0.5 of an acre \*  
\* Detached double garage \* Solar panels \* EPC Rating: D \***

**An individually designed and built detached bungalow situated on a large garden plot backing onto farmland, in this popular village at the foot of the Surrey Hills. Built in 2001, the property is situated centrally within its plot, with a wide sweeping driveway leading to a double garage and the front door. The property has attractive part brick and part flint elevations and features well planned accommodation comprising a bright and sunny split level sitting room with floor to ceiling bifolding doors overlooking the garden and the farmland beyond, all enjoying a south westerly rear aspect. There is a dining room, good sized kitchen/breakfast room and large utility room off, which completes the reception areas of the property. There are three double sized bedrooms, all with fitted wardrobe cupboards with the principal and guest bedroom having ensuite bathrooms and a separate walk in wet room style shower room completing the sleeping accommodation. Outside, the garden is a lovely feature of the property being beautifully landscaped with extensive areas of lawns with established flower and shrub borders all around, a useful home office with power and light and garden workshop, also with power and light. We highly recommend a visit to this lovely home to fully appreciate the accommodation and super position on offer.**

Forest Green is nestled at the foot of the Surrey Hills, an 'Area of Outstanding Natural Beauty', and sits between the larger villages of Ockley and Cranleigh. Forest Green has a parish church, village hall, Gastro country pub "The Parrot", and there is a farm shop providing day to day conveniences and fine quality local produce.

#### **~ Accommodation ~**

**Services: Mains drains, calor gas central heating, mains water and electricity ~ Reception Hall ~ Sitting Room 31' 6" x 12' 10" (9.60m x 3.90m)  
Dining Room 12' 10" x 10' 8" (3.92m x 3.26m) ~ Kitchen/Breakfast Room 18' 1" x 13' 2" (5.5m x 4.01m) ~ Utility Room 11' 1" x 10' 8" (3.38m x 3.25m)**

**Bedroom One 15' 6" x 10' 4" (4.73m x 3.14m) ~ Ensuite Bathroom ~ Bedroom Two 10' 6" x 10' 0" (3.20m x 3.05m)  
Bedroom Three 12' 3" x 9' 11" (3.73m x 3.01m) ~ Family Shower Room**

**Double Garage 19' 5" x 17' 11" (5.93m x 5.46m) ~ Home Office 12' 2" x 9' 7" (3.71m x 2.91m) ~ Workshop 13' 4" x 7' 5" (4.06m x 2.26m)**

**Services: LPG gas heating, mains drains, elctircity and water**

#### **Directions:**

From Cranleigh take the B2127 to Ewhurst. Continue through the village of Ewhurst, and turn right at the Bulls Head Public House. Continue for 2 miles into the village of Forest Green. On entering the village, Whetlands can be found on the right hand side before reaching the green.

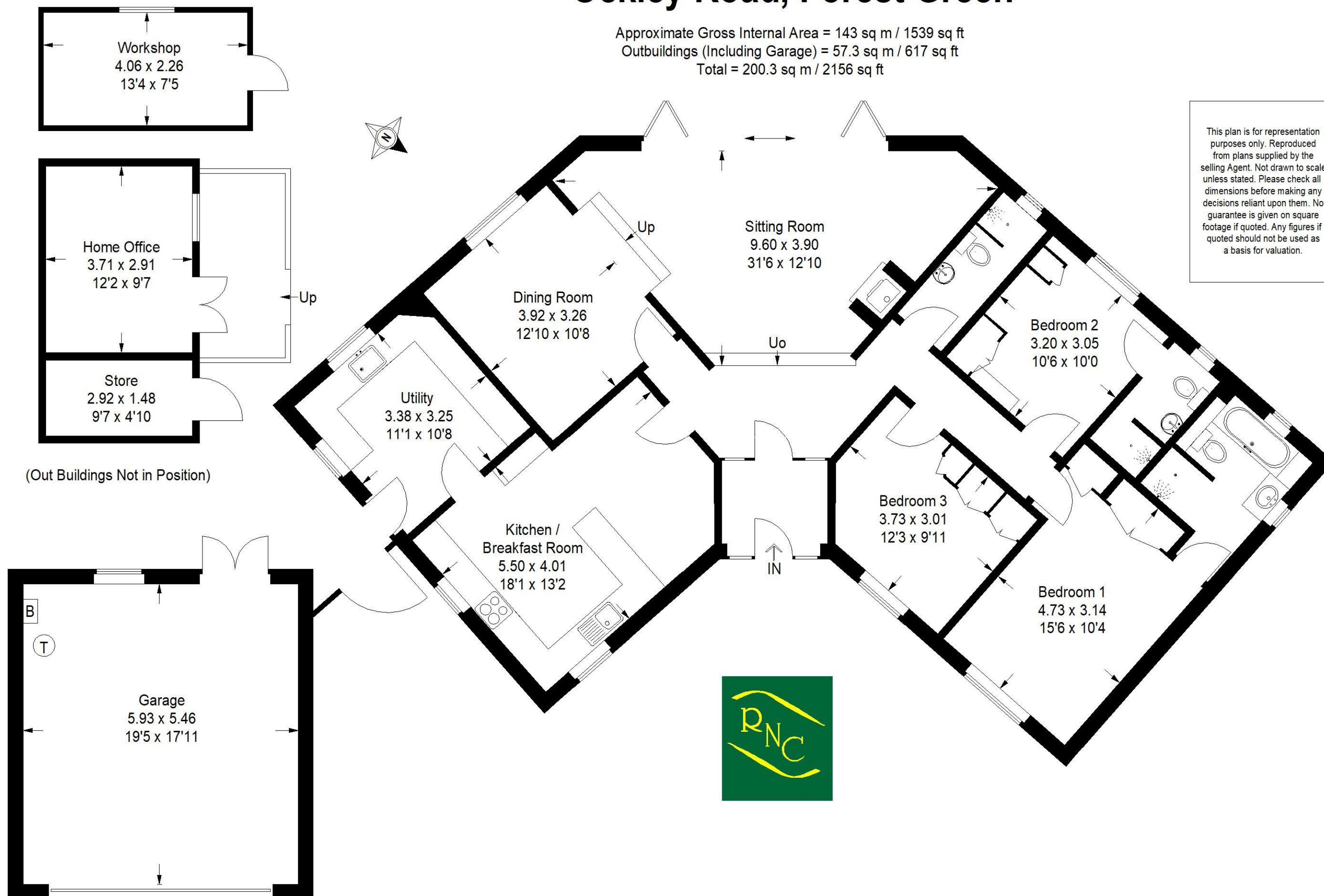
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

**Local Authority:** Mole Valley District Council. **Tax Band:** G

# Ockley Road, Forest Green

Approximate Gross Internal Area = 143 sq m / 1539 sq ft  
Outbuildings (Including Garage) = 57.3 sq m / 617 sq ft  
Total = 200.3 sq m / 2156 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Out Buildings Not in Position)





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