



1 Beech Cottages, Ockley Road, Forest Green
Surrey RH5 5SG
Price £950,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

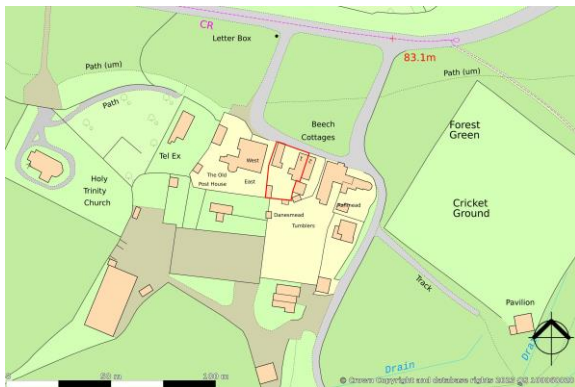
A deceptively spacious & immaculately presented 4 double bedroom family home offering particularly adaptable accommodation (with potential for a separate 1 bedroom annexe if required). Accommodation comprises an entrance hall with sliding folding doors leading out to rear garden & a boiler room, sitting room with fully extending bi-fold doors & porcelain tiled floor leading to the decked area & pergola, this leads into a study with skylight. A glazed door leads through to an inner lobby with door to a further small study & staircase up to bedroom 3 (with beamed ceiling, small window & skylights). From the inner lobby a couple of steps lead up to a bathroom with freestanding bath, wc & basin which in turn leads to a large dual aspect double bedroom/family room with stable door leading out to front courtyard. This whole wing boasts beamed ceilings. From the entrance hall steps lead up in the other direction to a utility room & a further door then leads into the superbly fitted Howdens kitchen/breakfast room, offering an extensive range of units to include integrated dishwasher, fridge, freezer, pantry etc. with solid quartz worktops, a central island with breakfast bar & solid wood worktop, butler sink & a freestanding Smeg range (available by separate negotiation). This leads round to an area housing a wine fridge & store, then through to the dining room/library with feature log burner with brick surround & beam over, & a solid wood floor. There is a further stable door between these 2 rooms providing access to the front courtyard & a staircase rising to the first floor. A small landing with exposed brickwork leads to the principal bedroom with an ensuite shower room & dressing area & a further double bedroom with feature (display only) fireplace & ensuite shower room. The property benefits from underfloor heating on the ground floor. To the front of the property a 5 bar gate with post & rail fencing to the side provides access to a gravelled courtyard providing off-street parking for several cars, with steps down (& a covered area for boots) lead to the front door. There are lovely views over the village Green to the front (26 acres in total). The rear garden boasts a decked area & is then gravelled, with numerous mature trees & shrubs (& houses the LPG container). There is a recently constructed Summerhouse/Office with 2 sets of double doors leading to a good size room with power & light, a panelled heater & beamed ceiling, & a door leading to a storage area. Located within walking distance of local village facilities with easy access to nearby towns. Exceptional - must be seen !

Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction, continue straight through Gomshall then as you come into Abinger Hammer village, turn right onto the B2126 towards Holmbury St Mary. Continue through Holmbury St Mary, towards Forest Green. Eventually at the T-junction, turn right into the Horsham Road. Continue straight past the turning on the left to the Parrot Pub, following the road round to the right where you will find 1 Beech Cottages on your left (2nd track, accessed through the green).

Situation :

Located in this quiet hamlet with close proximity to several amenities such as the Parrot Inn with attached farm shop, the village hall (which hosts various regular activities such as yoga), church & cricket club. It's location which is virtually equidistant to Dorking, Guildford & Horsham & provides easy access to numerous sought after schools, walks, bike rides & extensive bridleways.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

Council Tax - Mole Valley Council - Band E - £2,726.90 per annum (2023-24)

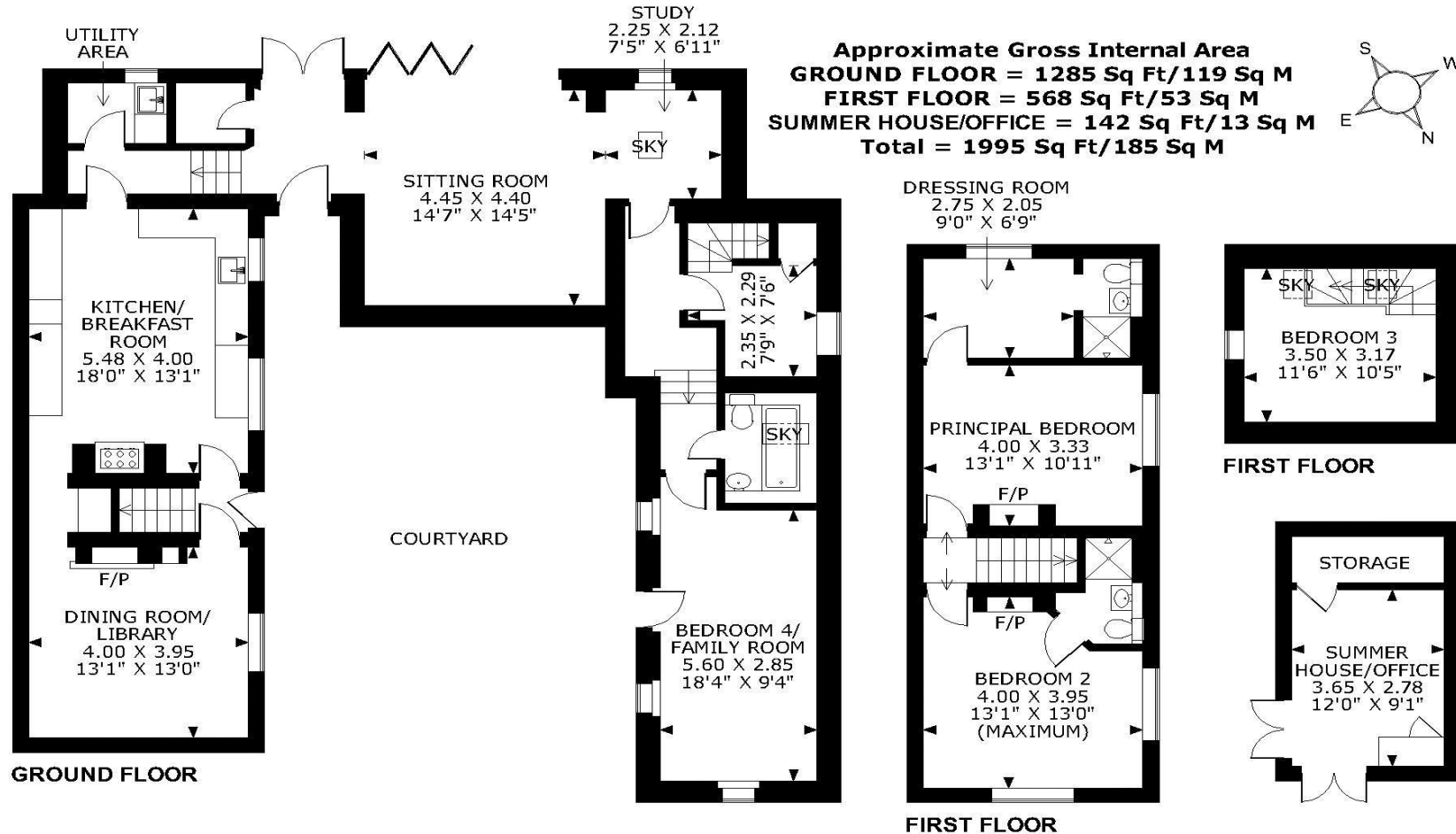
All Mains Services except LPG rather than mains gas

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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