



Weare Street, Ockley

- DETACHED FOUR BEDROOM HOME
- 2,084 SQ FT IN TOTAL
- CLOSE TO LOCAL AMENITIES & OCKLEY TRAIN STATION
- OPEN PLAN KITCHEN/DINING ROOM & SEPARATE UTILITY ROOM
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM & DRESSING ROOM
- LOCATED WITHIN THE PRETTY VILLAGE OF OCKLEY
- GENEROUS REAR GARDEN
- LIVING ROOM & SEPARATE FAMILY ROOM

Guide Price £850000

EPC Rating '57'

- MODERN FAMILY BATHROOM
- INTEGRATED DOUBLE GARAGE & DRIVEWAY PARKING WITH EV CHARGING POINT



NO ONWARD CHAIN A beautifully presented four-bedroom detached home offering over 2,080 sq ft of versatile living spaces, perfect for modern family life. Thoughtfully designed with a seamless flow between living areas, the property combines charming character features with contemporary finishes. Boasting a double garage, driveway parking and large rear garden, the property is situated within an enviable position between the pretty villages of Ockley and Capel, just at the foot of Leith Hill.

Stepping through the front door, you are welcomed into a spacious hallway, providing access to a convenient downstairs WC and a large cupboard, ensuring plenty of storage for outerwear and everyday essentials. To the front of the property, the living room enjoys a bright and inviting ambiance, thanks to a large front-facing window that allows natural light to flood the space. A brick-exposed fireplace serves as a charming focal point, adding warmth and character. The wooden flooring extends seamlessly into the adjacent family room, creating a fluid connection between the spaces – a versatile space that could be used as a second living room or study. At the rear of the house, the impressive kitchen/dining room forms the heart of the home. This stunning area is designed for both everyday family life and entertaining guests. The L-shaped kitchen is stylish and functional, boasting a range of modern cabinets, sleek worktops, and high-quality integrated appliances. A breakfast bar provides a casual dining option, perfect for busy mornings or social gatherings. The conservatory extends seamlessly from the kitchen, providing a generous dining and entertaining area which makes the most of the lovely garden views. Its glass roof and walls allow for year-round enjoyment, bathing the room in natural light and creating an inviting space for family and friends to come together. With its open and airy atmosphere, this room effortlessly blends indoor and outdoor living. Adjacent to the kitchen, a practical utility room provides additional functionality. Featuring a sink, extra storage and access to both the garden and the rear of the garage.

Ascending the staircase, you are welcomed onto a spacious central landing, which provides access to all bedrooms, the family bathroom and the loft. The landing is bright and airy, offering a sense of openness that enhances the home's generous proportions. The impressive principal suite, measuring 17ft, offers a tranquil setting with lovely views over the surrounding landscape. Large windows allow natural light to stream in, creating a bright and relaxing atmosphere. For added luxury and convenience, the principal bedroom benefits from its own private ensuite shower room, fitted with a modern suite, including a walk-in shower. Adjacent to the ensuite, a dedicated dressing room provides excellent storage, complete with built-in wardrobes and shelving, ensuring a clutter-free and organized space. The remaining three bedrooms are all generously proportioned double rooms, each offering ample space for furniture and storage. Large windows enhance the sense of light and space, making these rooms ideal for family members or guests. Serving the three additional bedrooms, the family bathroom is finished in a classic white suite, featuring a bathtub with an overhead shower, a sink, and WC.

Outside

At the front of the property, a spacious driveway provides parking for several cars with access to two single garages and an EV charging point located on the front. There is also a neatly maintained lawn bordered by mature hedging with a pathway which leads to the front entrance and continues around the side, offering access to the rear garden. Designed for low-maintenance living, the north-facing garden features a patio area extending from the dining room, followed by a generous lawn. At the far end, a fully equipped home office with power and lighting offers a versatile workspace. Enclosed by mature trees, the entire garden enjoys a sense of seclusion, creating a peaceful and private outdoor retreat.

Another added benefit to this property are the solar panels on the front elevation, added in 2023.

Council Tax & Utilities

The council tax band is F. The property is connected to mains water and electricity. An oil tank heats the water and radiators within the property and there is private drainage. The broadband is a FTTC connection.

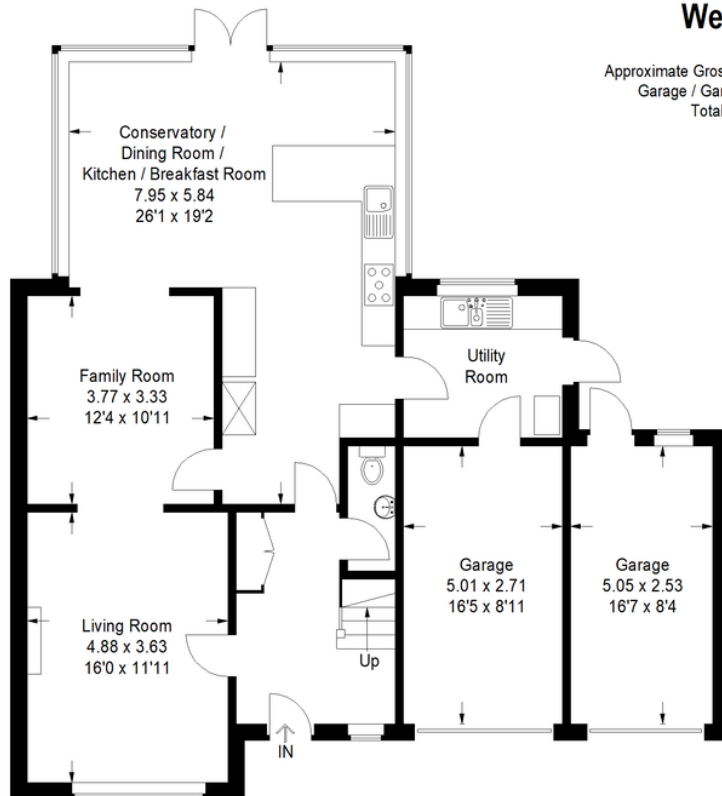
Location

Stane Street is situated within the sought after Surrey Hills village of Ockley, just at the foot of Leith Hill considered to be an area of Outstanding Natural Beauty. Adjacent to the property, there are a number of footpaths providing access to many country walks including one leading to the neighbouring windmill. Ockley itself has a selection of amenities including two public houses, garage with shop, veterinary practice 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. 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.

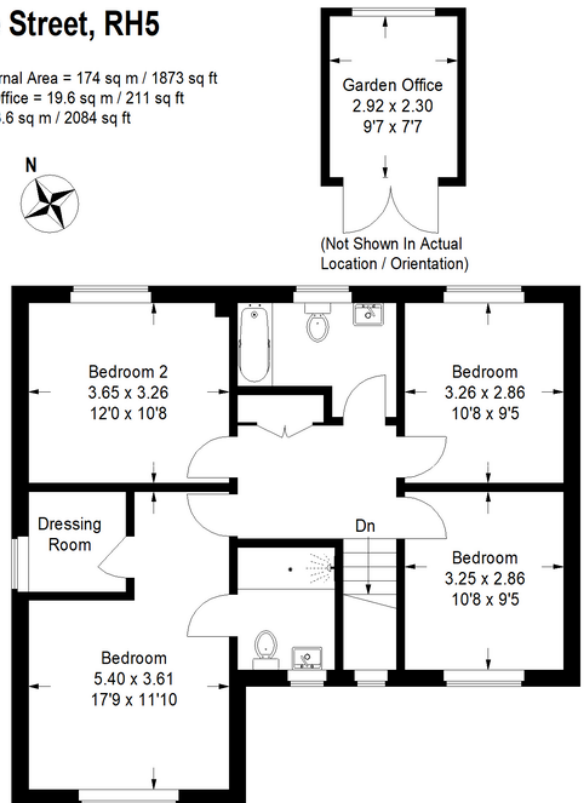


Weare Street, RH5

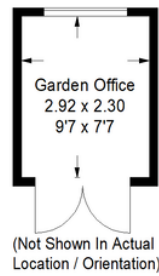
Approximate Gross Internal Area = 174 sq m / 1873 sq ft
Garage / Garden Office = 19.6 sq m / 211 sq ft
Total = 193.6 sq m / 2084 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1172923)

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.