



## Bay Tree Cottage, The Street

Capel, Dorking

**Guide Price £765,000**

### Property Features

- Three generous bedrooms & bonus lift room
- Family bathroom & shower room
- Open plan kitchen/breakfast room
- Sitting room with oak beams & an Inglenook fireplace
- No onward chain
- Capel Village betwixt Dorking & Horsham
- Walking distance of Ockley mainline station
- Delightful wrap around garden
- Converted Shepherd's Hut offers a good-sized home office space
- Utility Room





# Full Description

**\*NO ONWARD CHAIN\*** A delightful and beautifully presented three-bedroom detached period house, located in this charming village, featuring a fantastic extended kitchen breakfast room and a wrap-around garden. The property also boasts a converted Shepherd's Hut, perfect for use as a home office.

Set back from the road behind a picture-perfect lychgate-style entrance, this family home dates back to the 1700s. The combination of oak beams, an inglenook fireplace, and an Aga, along with a contemporary sense of style, creates a stunning and inviting home.

The generous proportions of the double-aspect sitting room are framed by exposed oak beams, with a magnificent fireplace that serves as an instant focal point. Across the hallway, the superior kitchen is fully fitted with tasteful Shaker-style cabinets and granite countertops. It includes a modern range cooker and an American-style fridge-freezer. A large central island with a breakfast bar separates the room, while the dining and seating area is complemented by a vaulted glass ceiling with stunning oak beams. French doors and bi-fold doors enhance the light-filled space, making it perfect for both family meals and entertaining. Adjacent to the kitchen is a separate spacious utility room, with exposed brick walls, a wood floor, and an eye-catching Rayburn. Cleverly designed, the principal bedroom features a dressing room and a large en-suite bathroom on the ground floor, with a private staircase leading up to the bedroom. A door opens onto a generous sized balcony, adding the perfect finishing touch. The charm and character continue throughout the home, with three more good-sized bedrooms and a bonus loft room, which could serve as an occasional bedroom. All the rooms are well-maintained and offer comfortable living spaces. The stylish family shower room includes a glass-framed walk-in shower and a heritage suite finish off the internal accommodation.

## Outside

The lychgate-style gateway opens onto a charming walled garden with a brick-paved path leading to the double-fronted façade, complete with distinctive chimney breasts and climbing roses. Step out from the dining area and choose between a paved patio or a decked terrace to enjoy outdoor meals. An idyllic Shepherd's Hut offers a good-sized home office space, and there is an additional brick outbuilding with a view point.

## Parking

By agreement, the property benefits from two off-road parking spaces to the front of Bay Cottage.

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is ADSL.

## Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Warnham, Belmont School at Holmbury St Mary and St Teresa's at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website [www.capelvillage.co.uk/about-capel-village](http://www.capelvillage.co.uk/about-capel-village).

**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.









# The Street, RH5

Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft  
 Outbuilding = 10 sq m / 108 sq ft  
 Shed / Shepherds Hut = 19.3 sq m / 208 sq ft  
 Total = 214.4 sq m / 2308 sq ft

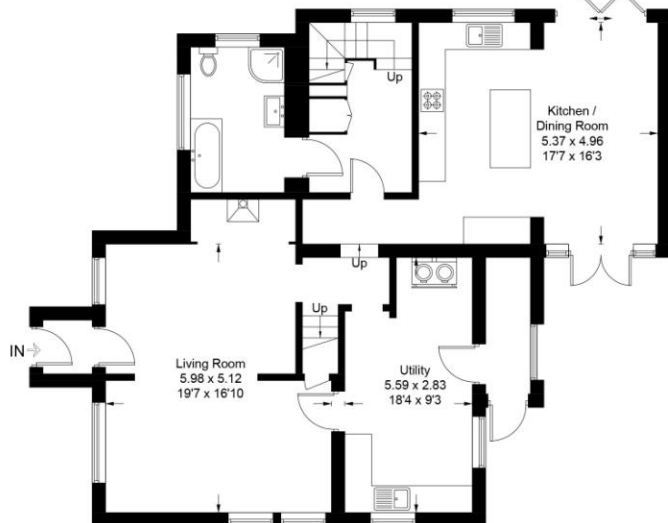
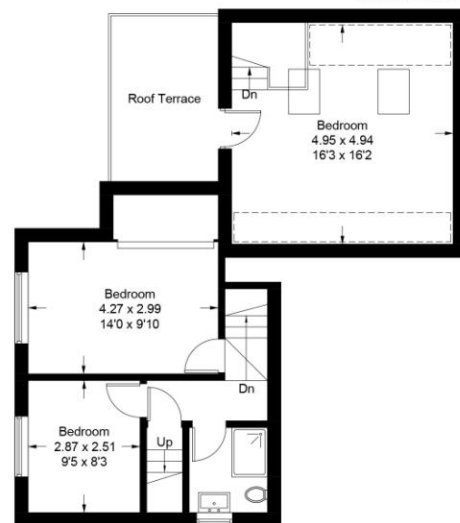
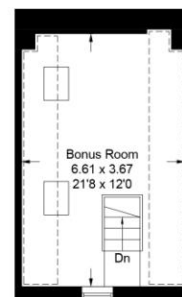
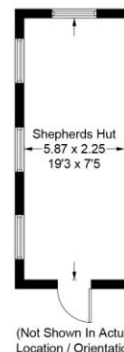
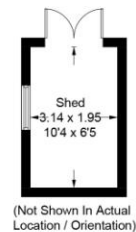
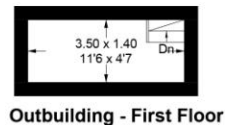
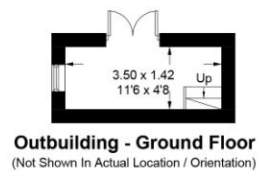


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186448)



**COUNCIL TAX BAND F**

**TENURE Freehold**

**LOCAL AUTHORITY Mole Valley**

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

## CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

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