



## Mill Lane

Forest Green

**Guide Price £800,000**

### Property Features

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- FOUR DOUBLE BEDROOMS
- NO ONWARD CHAIN
- 1705 SQ FT IN TOTAL
- 20FT KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- WRAP AROUND LANDSCAPED GARDEN
- DOWNSTAIRS SHOWER ROOM
- SURROUNDED BY WONDERFUL COUNTRYSIDE
- 17FT MAIN BEDROOM
- 21 FT LOUNGE WITH VIEWS OVER THE GARDEN
- DRIVEWAY PARKING



# Full Description

Tucked away in a peaceful, family-friendly setting at the heart of Forest Green, this spacious four-bedroom detached home offers the perfect balance of modern living and countryside charm. With spacious interiors, a generous wrap-around garden and driveway parking, this home is ideal for growing families seeking comfort in a semi-rural location.

The property is accessed via an impressive entrance hall that sets the tone for the rest of the home. At the rear, the stylish kitchen/diner spans over 20 feet and features contemporary cabinetry, solid wood worktops and integrated appliances. A breakfast bar provides a casual dining spot, while there's ample space for a full dining table if desired. Adjacent, the utility room offers practical storage and space for laundry appliances, along with access to the side of the property. The bright and airy lounge is a standout feature, boasting dual sets of French doors that open directly onto the garden-perfect for indoor-outdoor living. A feature fireplace creates a cosy focal point, with plenty of room for relaxed seating. A second reception room currently serves as a home office but could easily function as a playroom or additional bedroom. It's conveniently located next to a modern shower room, complete with a large walk-in shower, vanity unit and sleek contemporary tiling. Upstairs, a spacious landing leads to four well-proportioned double bedrooms, each enjoying attractive views and plenty of space for furnishings. The family bathroom is beautifully appointed with a full-sized bath and overhead shower, a fitted vanity unit and elegant tiling for a practical finish.

## Outside

The property is accessed via a shared drive leading to private off-road parking. The wrap-around garden features a large level lawn, perfect for children and outdoor activities, along with multiple patio seating areas-ideal for entertaining or relaxing in the sunshine.

## Council Tax & Utilities

This property falls under Council Tax Band E the Local Council is Mole Valley. The property is connected to mains water, mains drainage, oil heating and mains electricity. There is broadband connection.

Please note: The photos were taken before the current tenants moved in.

## Location

Mill Lane is situated within the sought-after Surrey Hills village of Forest Green, just at the foot of Leith Hill considered to be an area of Outstanding Natural Beauty. There is a lovely public house, The Parrot Pub with a farm shop close by. The villages of Cranleigh, Ockley and Ewhurst are close by with a full selection of amenities including shops, pre-schools, popular farm shops and petrol station. In addition, the village is between the market towns of Dorking, Guildford and Horsham offering a further choice of comprehensive shopping, entertainment and leisure facilities. There are mainline stations with services into London Waterloo from Guildford and London Victoria from Horsham and Dorking. Gatton Manor is also situated within close proximity offering an excellent golf course, bar and restaurant. 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.

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.

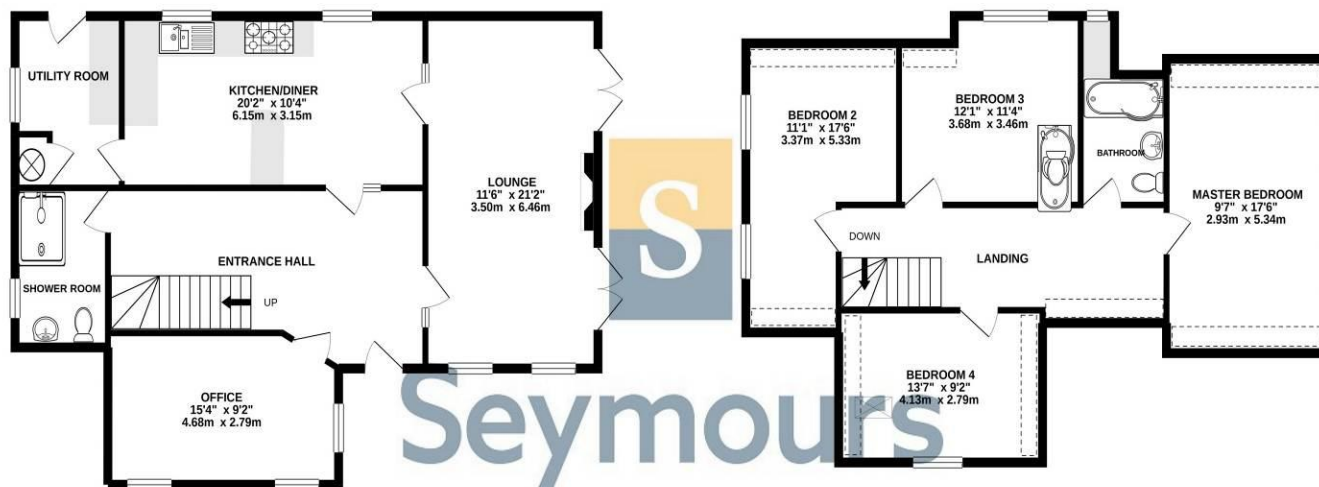






GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX BAND

E

#### TENURE

Freehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

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

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