



Meadowsweet, Forest Green

Guide Price £750,000

EPC Rating '42'

- NO ONWARD CHAIN
- IMPRESSIVE PLOT
- LARGE GARDEN
- DETACHED BUNGALOW
- WONDERFUL VIEWS ACROSS FARMLAND
- CENTRE OF FOREST GREEN VILLAGE
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR MULTIPLE CARS
- POTENTIAL TO UPDATE & EXTEND STPP



NO ONWARD CHAIN A charming three double bedroom detached bungalow, available for the first time in over 40 years, set within a generous plot in a truly idyllic rural location. Tucked away at the end of a private lane and surrounded by open farmland, this delightful bungalow offers a rare sense of seduction and space, while remaining conveniently close to nearby amenities. The property presents an exciting opportunity for comprehensive renovation or redevelopment into a bespoke new home, subject to the necessary planning permissions.

Internally, the bungalow retains much of its original character, beginning with the kitchen which enjoys uninterrupted views across open fields and offers direct access to the garden. From here a door leads into the spacious dining area, ideally positioned for those looking to create an open plan kitchen/dining room for modern day family life. The main living room is bright and welcoming, with large windows and plenty of space for comfortable seating.

The bungalow benefits from three double bedrooms, each comfortably accommodating double beds with space for wardrobes and storage. The bathroom is currently fitted with a three-piece suite, offering scope for modernisation and reconfiguration to suit individual needs.

Externally, the bungalow sits within a substantial garden plot, with plenty of space to landscape or extend. To the front, there is ample parking available. The surrounding scenery is one of the home's most appealing features, with lush green fields visible from every aspect offering peace, privacy and a truly picturesque setting. PLEASE NOTE: There is a public footpath that runs along the front edge of the garden and down the driveway.

Council Tax & Utilities

This property falls under Council Tax Band F the Local Council is Mole Valley. The property is connected to mains water, mains drainage and mains electricity. An oil tank heats the water and radiators within the property. There is broadband connection.

Disclaimer – Removal of Poles with Transmitter and Cables

The current owners serve notice in June to UK Power Networks for the removal of the poles, transmitter and cables currently located at the front of the property. The expense of this would be covered by UKPN. The estimated timeframe to process a request is approximately **18 to 24 months**, with removal works to follow, subject to resource availability. This would result in the disconnection of the electricity supply to the bungalow. Any future reconnection would be the responsibility of the new owner, including payment of the reconnection fee (amount to be confirmed) from the new power source location. If a prospective buyer is willing to cover the associated costs with the removal works, the turnaround time would be approximately **14 weeks**. More information is available upon request.

Location

Meadowsweet 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 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 airport.

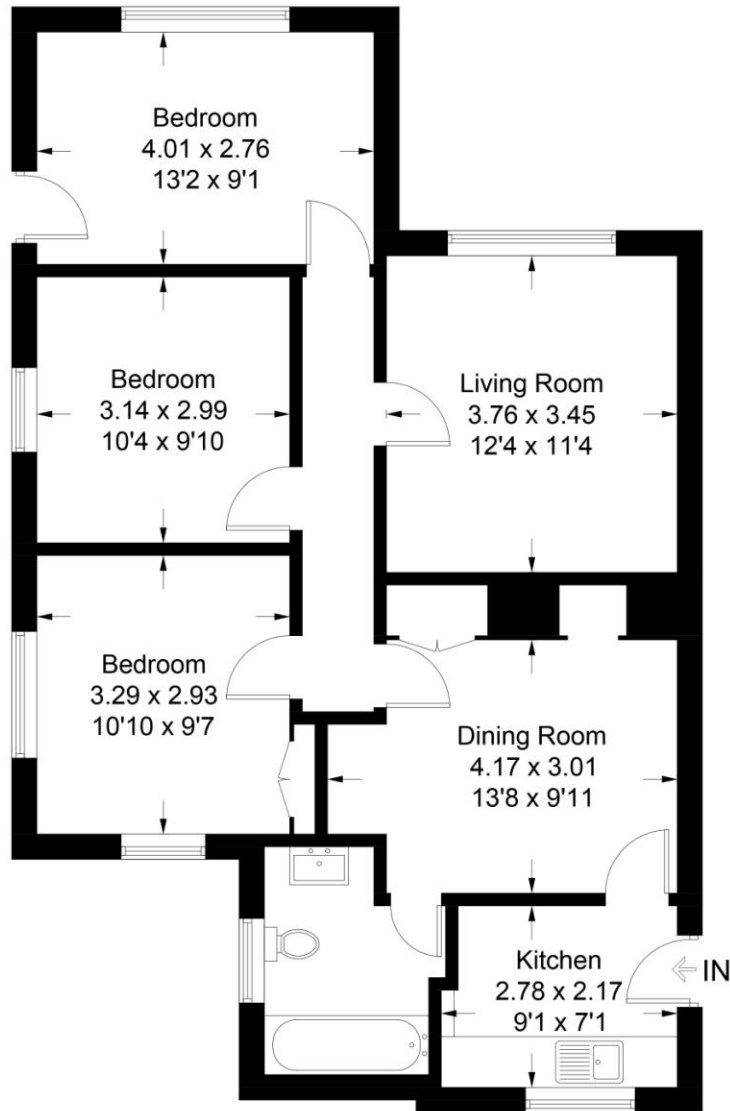
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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



Meadowsweet, RH5

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



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. (ID1208551)

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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