



Rose Cottage

Forest Green

OIEO £699,950

Property Features

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOREST GREEN VILLAGE LOCATION
- IMPRESSIVE SOUTH FACING REAR GARDEN BACKING ONTO FIELDS
- TANDEM GARAGE & DRIVEWAY WITH PARKING FOR SEVERAL CARS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SHORT WALK TO THE PARROT PUB & COUNTRYSIDE WALKS
- FAMILY BATHROOM & DOWNSTAIRS W/C
- SHORT DRIVE TO OCKLEY & DORKING TRAIN STATIONS



Full Description

Positioned within the ever-popular village of Forest Green, this charming three-bedroom home is ideally suited to those seeking a semi-rural lifestyle, offering a peaceful setting with beautiful countryside surroundings. Offering open plan living, tandem garage with driveway at the front and generous rear garden backing onto fields, this home also offers the potential to extend to the side and rear STPP.

The property begins in the entrance hall and leads to all key rooms as well as stairs to the first floor. The downstairs accommodation offers a light and versatile layout, designed with both comfort and sociability in mind starting with the living room which has plenty of room for comfortable seating and leads into a generous dining area which centres around a large multi-fuel stove, creating an intimate and sociable space for family meals and entertaining. Adjacent is the kitchen, which features classic cabinetry, ample worktop space and room for freestanding appliances. To the rear, a cosy yet spacious family room offers an inviting retreat, tastefully decorated with calming views across the pretty rear garden. French doors open directly onto the patio to create a natural connection between the two spaces. Finishing off the ground floor is a convenient W/C, ideal for young families.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both offering a calm and restful feel with lovely views out, alongside a third bedroom which lends itself perfectly as a child's room, home office or guest accommodation. A neatly presented family bathroom serves all rooms, completing the accommodation.

Outside, the property truly comes into its own. The South facing rear garden is a particular highlight, extending to a generous length and predominantly laid to lawn, bordered by mature trees, hedging and established planting which provide a high degree of privacy. Beyond the boundary, open fields and far-reaching countryside views enhance the sense of space and tranquillity, making it an ideal setting for those looking to enjoy a quieter pace of life. A tandem garage offers excellent additional storage or potential for use as a workshop or hobby space.

Lovingly maintained, this delightful home offers a fantastic opportunity to move straight in while still providing scope for future enhancement or extension (STPP). A perfect choice for buyers looking to enjoy village living with a semi-rural feel, yet within easy reach of local amenities and transport links.

Council Tax Band and Utilities

The property is Council Tax Band E. The property is connected to mains electricity, sewage and water. The broadband is a FTTC connection.

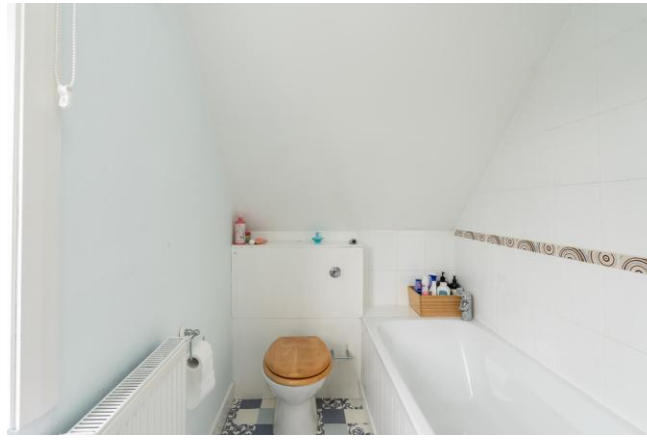
Location

Forest Green itself has an excellent gastro pub "The Parrot" and a farm shop providing an excellent range of day to day products and local produce. Forest Green also has a village church, village hall and forge whilst the larger villages of Ockley and Ewhurst are both 3 miles distant approximately offering village shops and village primary schools and there is a train station in Ockley with services to London and the coast. The village of Cranleigh and towns of Dorking and Horsham offer a range of high street shopping and leisure facilities and schools for all ages.

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.



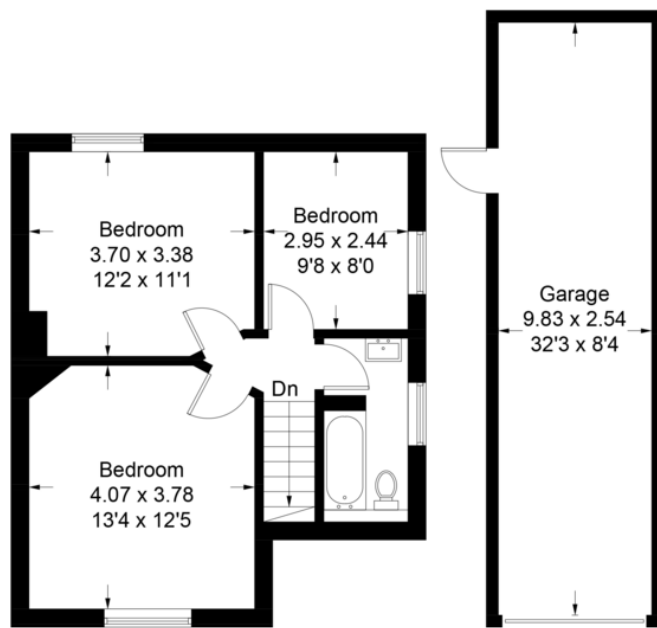


Rose Cottage, RH5

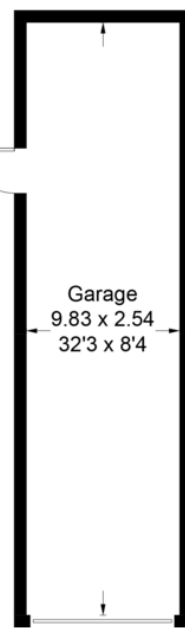
Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft
 Garage = 25.1 sq m / 270 sq ft
 Total = 133.5 sq m / 1437 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1284901)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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 are 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

