



Lavender Cottage, Stane Street

Ockley

OIEO £525,000

Property Features

- SEMI-DETACHED GEORGIAN COTTAGE
- TWO DOUBLE BEDROOMS
- SEPARATE STUDY / THIRD BEDROOM
- 15 FT LIVING ROOM WITH INGLENOOK FIREPLACE
- 11FT SOUTH FACING DINING ROOM
- MODERN KITCHEN OVERLOOKING GARDEN
- PRIVATE REAR GARDEN
- OCKLEY VILLAGE
- VIEWS OF SURROUNDING COUNTRYSIDE
- DRIVEWAY, PARKING & GARAGE
- NO ONWARD CHAIN



Full Description

This enchanting period cottage exudes warmth and welcome from the moment you arrive, blending timeless character features with thoughtful, modern comforts. The home offers two/three bedrooms, parking, single garage, patio, side garden and private rear garden. Perfectly nestled in the much-loved village of Ockley, right on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The property offers an opportunity to own a slice of village history, surrounded by countryside.

The property begins in a welcoming living room, filled with natural light, exposed timber ceiling beams and a striking inglenook fireplace with original brickwork which creates a warm and inviting atmosphere. A central hallway off the living room provides access to the stairs and other ground floor rooms starting with the dining room, an 11ft space, ideally positioned next to the kitchen, making it the perfect room for entertaining. There is plenty of space and light due to its South facing aspect. The kitchen sits at the rear of the property, overlooking the garden, finished in a country cottage style with shaker cabinets and wooden worktops. The practical layout includes space for modern appliances and informal dining. Finishing off the ground floor accommodation is a versatile study which could also be used as a third bedroom if desired. Upstairs, the master bedroom is a tranquil retreat with its vaulted ceiling, exposed timber beam and plenty of room for a king-sized bed. The space is both calming and generously proportioned, with built-in storage and a window overlooking the peaceful surroundings. Bedroom two is another well-proportioned double bedroom with views over the garden and built-in storage. Finishing off the first floor is the family bathroom, fitted with a bath and overhead shower, vanity unit and stylish tiling.

Tastefully decorated and full of character throughout, this home is ideal for buyers seeking a relaxed lifestyle in a charming setting. With its blend of historic charm and contemporary finishes, Lavender Cottage truly must be seen to be appreciated.

Garage and Parking

The property benefits from single garage and an off-street parking space in front of it, both located to the rear.

Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The property has a broadband connection.

Location

Lavender Cottage 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. Gatton Manor is situated within close proximity offering an excellent golf course, bar and restaurant. The pretty villages of Capel and Forest Green are an equal distance offering a further selection of amenities including a village shop, doctors surgery, a further renowned public house and a farm shop. 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.

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

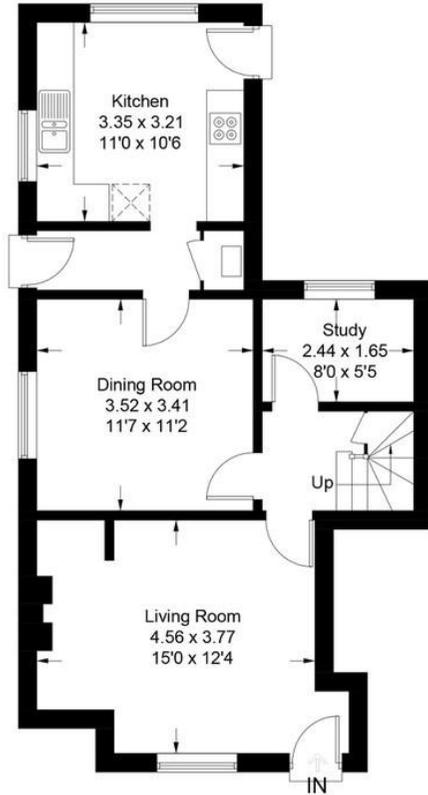
Agents Notes: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



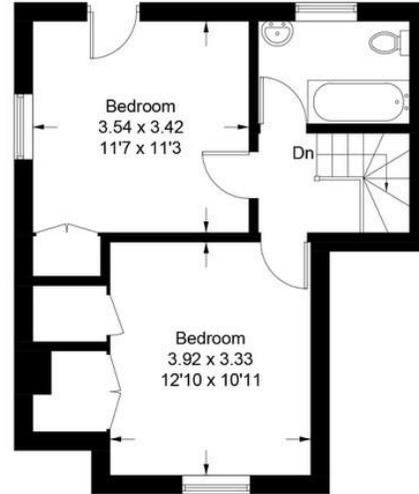


Stane Street, RH5

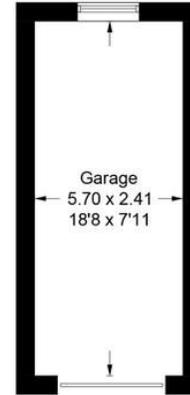
Approximate Gross Internal Area = 90.8 sq m / 977 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 104.5 sq m / 1124 sq ft



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. (ID1208552)

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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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