



## Stane Street, Ockley

- FOUR/THREE BEDROOMS
- FLEXIBLE LAYOUT
- WONDERFUL LARGE GARDEN
- SHORT WALK TO VILLAGE GREEN, NURSERY, CHURCH & SCHOOL
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE VIEWS
- UPDATED KITCHEN/DINER/FAMILY ROOM
- TWO UPDATED BATHROOMS & UTILITY ROOM
- COSY YET BRIGHT RECEPTION ROOM

## Offers In Excess Of £700,000

EPC Rating '51'

- POTENTIAL TO EXTEND INTO THE LOFT & UPDATED OUTBUILDINGS STPP
- PERIOD FEATURES



A beautifully presented four/three-bedroom family home, featuring a superb rear garden backing onto open fields with far-reaching rural views. Offering flexible accommodation extending to over 1700 sq ft in total, the property is further enhanced by a generous driveway, outbuildings, and the potential to extend again to the side or into the loft (STPP).

This home is located on the edge of Ockley village backing onto fields creating a very rural feel yet remaining within easy reach of local amenities and miles of open countryside right on the doorstep.

The welcoming hallway sets the tone for the home's elegant period charm and spacious family-friendly layout. At the front, the sitting room features large, recently fitted double-glazed sash-style windows and a characterful feature fireplace with log burner, creating a bright yet cosy space. Generous in proportion, it easily accommodates a comfortable seating arrangement-perfect for relaxed evenings. To the rear, the property truly opens up with a thoughtfully designed extension that creates the heart of the home-a stunning 25ft open-plan kitchen/dining/family area opens for both everyday living and effortless entertaining. The kitchen features stylish cabinetry, extensive worktop space, and a central island with seating, combining modern practicality with a subtle nod to the home's period character. The dining area is bathed in natural light, thanks to floor-to-ceiling bi-fold doors that open directly onto the garden, creating a seamless blend of indoor and outdoor living. The family area offers a more traditional feel, with a feature fireplace with log burner and ample space for a comfortable sofa. The next room is exceptionally versatile, offering multiple uses such as a home office, snug, or playroom-as it is currently arranged. Previously used as a fourth bedroom by the former owners, it is ideally positioned adjacent to the bathroom/utility room, making it a highly practical space. Further enhancing the home's functionality, the well-appointed bathroom/utility room has been updated in recent years and includes a full bathroom suite, excellent storage solutions, and dedicated laundry facilities.

Upstairs, a spacious landing with loft hatch leads to three well-proportioned bedrooms, all enjoying excellent natural light. The principal bedroom offers generous space for a double bed and benefits from large double-glazed sash-style window. The second bedroom is another comfortable double, enjoying picturesque views across the garden and open fields, while the third bedroom is another double with views. The shower room is finished to an exceptional standard, featuring a shower unit with wall-mounted shower fittings and stylish tiling. The property also offers exciting potential to extend into the loft as well as to the side (STPP).

#### Outside

The outside space is truly impressive. To the front, a private driveway provides parking for several vehicles, complemented by a car port and screened by mature hedging that offers excellent privacy from the road.

The rear garden is another standout feature, extending to over 200 ft and thoughtfully arranged to maximise enjoyment of the outdoors. A large patio area provides the perfect setting for outdoor dining and entertaining, while two generous lawns lead directly to open fields, offering wonderful uninterrupted views. At the far end, a fenced-off area currently serves as a 'kitchen garden' with raised beds-ideal for those wishing to embrace the "good life" and grow their own fruit and vegetables.

Another unique feature is the former pigsty, now used for storage. This charming structure offers significant potential (STPP) and, with the right vision, could be transformed into additional accommodation or a useful garden room.

Outbuilding - Recently updated, the main outbuilding provides excellent storage and is equipped with power and lighting, offering great potential for conversion into a home office, studio, or workshop if desired.

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.

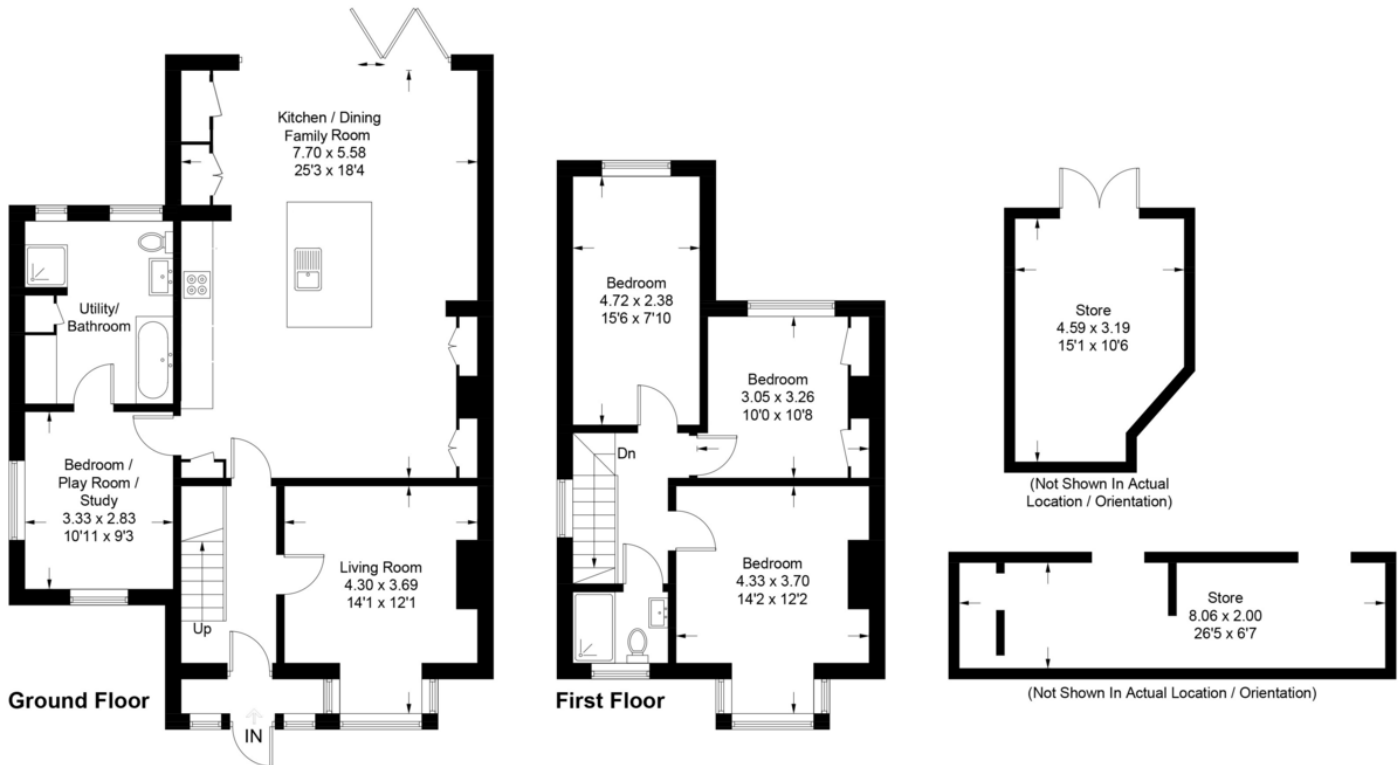
#### Location

Stanes 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 a public house, popular farm 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 favoured farm shop. For more comprehensive shopping and leisure facilities, the towns of Dorking (7.6), Horsham (11.4) 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.



## Stane Street, RH5

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft  
 Outbuilding = 29.5 sq m / 317 sq ft  
 Total = 162.3 sq m / 1746 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. (ID1276735)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

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.

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