



Stane Street

Ockley

Guide Price £525,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- PRETTY REAR GARDEN
- NEW MODERN KITCHEN
- NEW FIRST FLOOR BATHROOM
- OCKLEY VILLAGE
- CLOSE TO MILES OF COUNTRYSIDE WALKS
- SHORT DRIVE TO OCKLEY TRAIN STATION
- SINGLE GARAGE & OFF-ROAD PARKING
- SHORT DRIVE TO HORSHAM & DORKING TOWN CENTRES



Full Description

NO ONWARD CHAIN A well-presented, three-bedroom mid terraced cottage, offering a pretty rear garden, off road parking and detached single garage. Set in the popular village of Ockley, the property is surrounded by open countryside on the edge of the Surrey Hills Area of Outstanding Natural Beauty.

The property begins in a bright and welcoming entrance hall which leads into the living room. This is a lovely cosy space with plenty of room for a large suite and leads into central dining room, which has ample room for a family dining table and chairs. Leading off the dining room is the new modern kitchen, fitted with a range of contemporary units, worktop space and room for freestanding appliances. A utility cupboard provides the necessary plumbing for laundry appliances keeping it neatly tucked away. Upstairs there are three bedrooms, the first is a well-proportioned double, with bedrooms two and three singles. Each room has pretty views out and room for freestanding furniture. Finishing off the first floor is the recently updated family bathroom, fitted with a white suite including a bath and handheld shower.

Tastefully decorated and having recently been fitted with new carpets throughout, this home is ideal for buyers seeking a relaxed lifestyle in a charming setting.

Outside

The property is set back from the road with gated access to the front garden and path to the front door. The rear garden is a pretty oasis offering a mix of patio and lawn, fully fence enclosed with access out to the garage. The property benefits from a detached single garage and an off-street parking space at the rear of the property.

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

Rosemary 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.





Approximate Gross Internal Area = 85.1 sq m / 877 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 98.8 sq m / 1024 sq ft

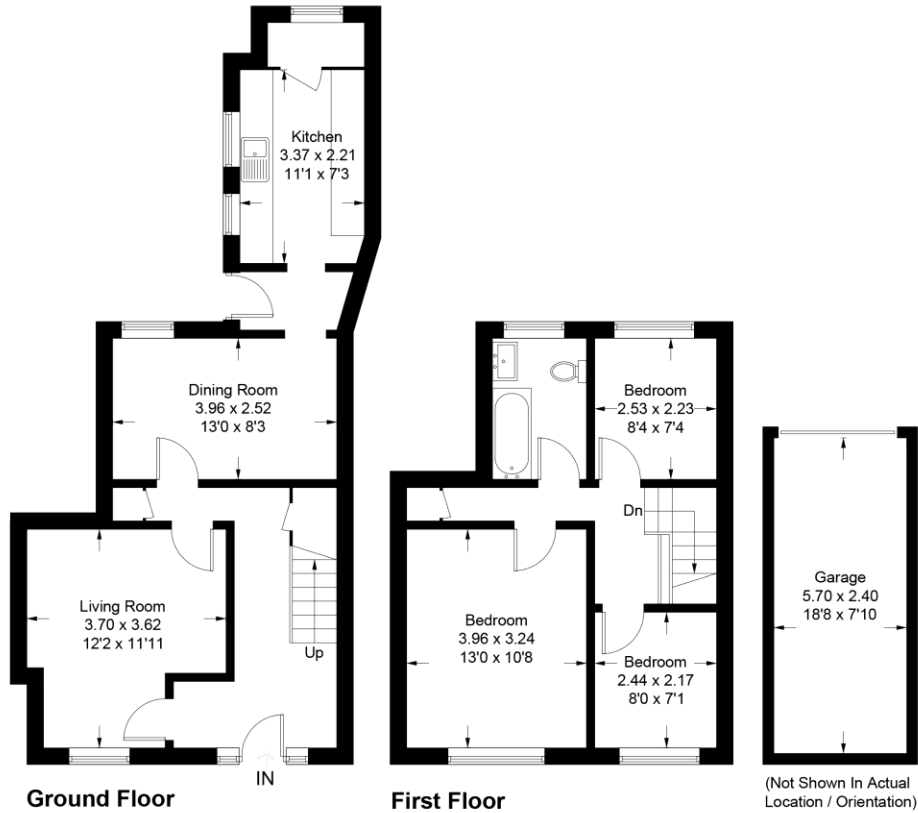


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288880)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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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