



New Road, Forest Green

Asking Price £725,000

Property Features

- FOUR BEDROOMS
- WONDERFUL LANDSCAPED GARDEN
- STUNNING 26FT KITCHEN/DINING/FAMILY ROOM
- LIVING ROOM
- UPDATED BATHROOM
- MASTER BEDROOM WITH ENSUITE
- FOREST GREEN
- SURROUNDED BY WONDERFUL COUNTRYSIDE
- 1400 SQ FT IN TOTAL
- BEAUTIFULLY PRESENTED THROUGHOUT



Full Description

A superbly presented, characterful and extended four-bedroom family home offering 1,400 sq ft of bright, flexible accommodation with a delightful garden. The property is situated in the heart of Forest Green along the highly sought after New Road within walking distance of everything the village has to offer including stunning countryside walks and The Parrot, a popular public house.

As you step through the front door of this period home, it's clear to see how much care and attention has gone into the creation of a stylish, yet functional family space with an excellent blend of character features and modern trends. The entrance hallway leads to all the key rooms and the stairs to the first floor. The front aspect sitting room includes many period features such as a large bay window, built in units and fireplace which creates a cosy ambience. Next is the impressive open plan kitchen/dining/family room which has been designed to be the 'heart of the home' - this is an exceptionally bright space by virtue of the impressive roof lantern pyramid sky light and double doors out to the garden. The kitchen has been fitted with an array of floor to ceiling units, complemented by ample granite worktop space, breakfast bar and a range of built-in appliances, including a built-in dishwasher, cooker, hob, and fridge/freezer. There is plenty of space for a large dining table and chairs before flowing into the living area with room for sofas - perfect for entertaining guests. Finishing off the ground floor is a utility room and downstairs cloakroom.

From the hallway, stairs rise to the first floor which in turn provides access to three bedrooms and a family bathroom which is fitted with a modern three-piece suite. Bedroom two is a well-proportioned double, comprising of a feature fireplace. Bedroom three is another excellent sized double with built in storage and views over the rear garden. Bedroom four is a single currently fitted as a dressing room. Another staircase leads to the second floor, the converted loft, where the whole floor incorporates the impressive master bedroom suite with ensuite shower room and lovely views of the garden and beyond.

Council Tax & Utilities

This property falls under Council Tax Band D the Local Council is Mole Valley The property is connected to mains water, mains drainage, oil heating and mains electricity. The broadband is a WiFi connection.

Outside

At the front of the property there is a pretty garden with a picket fence and paved pathway leading up to the front door with rear access gate. The delightful back garden is yet another wonderful feature of this property, designed and landscaped to be enjoyed all year around including a patio, an area of lawn and shingled area at the rear. The whole garden is fully enclosed creating a sense of privacy with well stocked borders. To the side is a useful summer house/store with an oil storage tank which has been cleverly disguised behind bushes and fencing.

Location

New Road 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 airports.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 7JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

MISREPRESENTATION – These particulars are for guidance only and do not form any part of any contract.



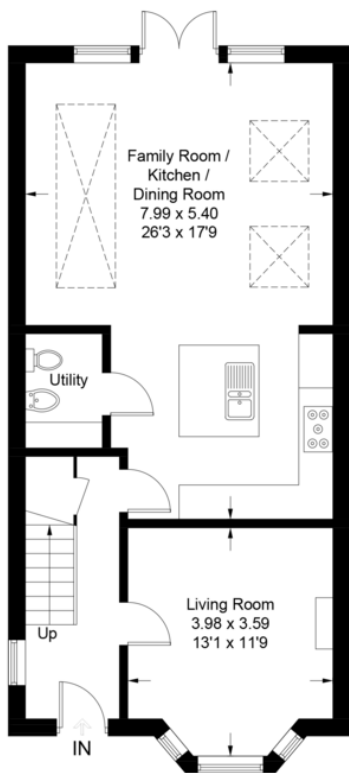


New Road, RH5

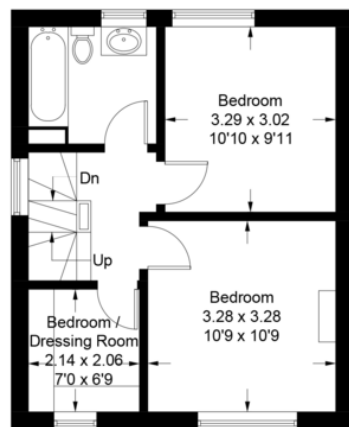
Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft

Store = 6.3 sq m / 68 sq ft

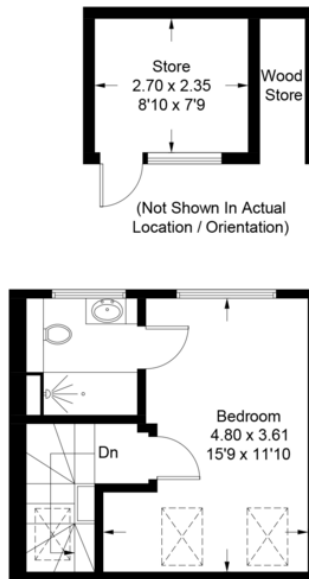
Total = 130.1 sq m / 1400 sq ft



Ground Floor



First Floor



Second Floor

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. (ID869977)

COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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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

