



## Stane Street, Ockley

Guide Price £575,000

EPC Rating '52'

- THREE DOUBLE BEDROOMS
- 1800'S CHARACTER COTTAGE
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY ROOM OVERLOOKING GARDEN
- MODERN FAMILY BATHROOM
- ENCLOSED WEST FACING GARDEN
- OFF STREET PARKING & GARAGE
- SEPERATE UTILITY ROOM
- VIEWS OF SURROUNDING COUNTRYSIDE
- LOCATED WITHIN THE PRETTY VILLAGE OF OCKLEY



A beautifully presented, three double bedroom family home located in the charming village of Ockley, offering over 1,300 sq ft of characterful accommodation and benefitting from a garage, large garden and off-street parking, perfect for a growing family.

As you enter the property into the hallway, you are greeted by a spacious living room with an open fireplace, providing a warm and cosy atmosphere. From the hall, the open plan kitchen/diner/family room is perfect for entertaining, with ample space for entertaining friends and family, and enjoying views of the rear garden. The well-equipped kitchen has been fitted with a modern range of base and eye level units, complemented by ample worktop space and room for the expected fittings and appliances, with a separate utility room for added convenience.

Stairs rise to the first floor landing, providing access to two generous double bedrooms with built in storage and front and rear aspect views. A modern family bathroom, fitted with contemporary fixtures and fittings services the three bedrooms. Up another flight of stairs, the third double bedroom is an impressive double with space for additional furniture and Velux windows brighten the room with an abundance of natural light.

The owner has recently installed double glazed sash windows, which not only maintain the charm of the property but also provide excellent insulation, making it more energy-efficient.

#### Outside

The large rear garden is perfect for outdoor activities and entertaining, with plenty of space for a barbecue or even a game of football. At the end of the garden, there is a garage with storage and parking for two vehicles, which is accessed via a residential side road.

#### Location

Stane Street 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 favoured 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.

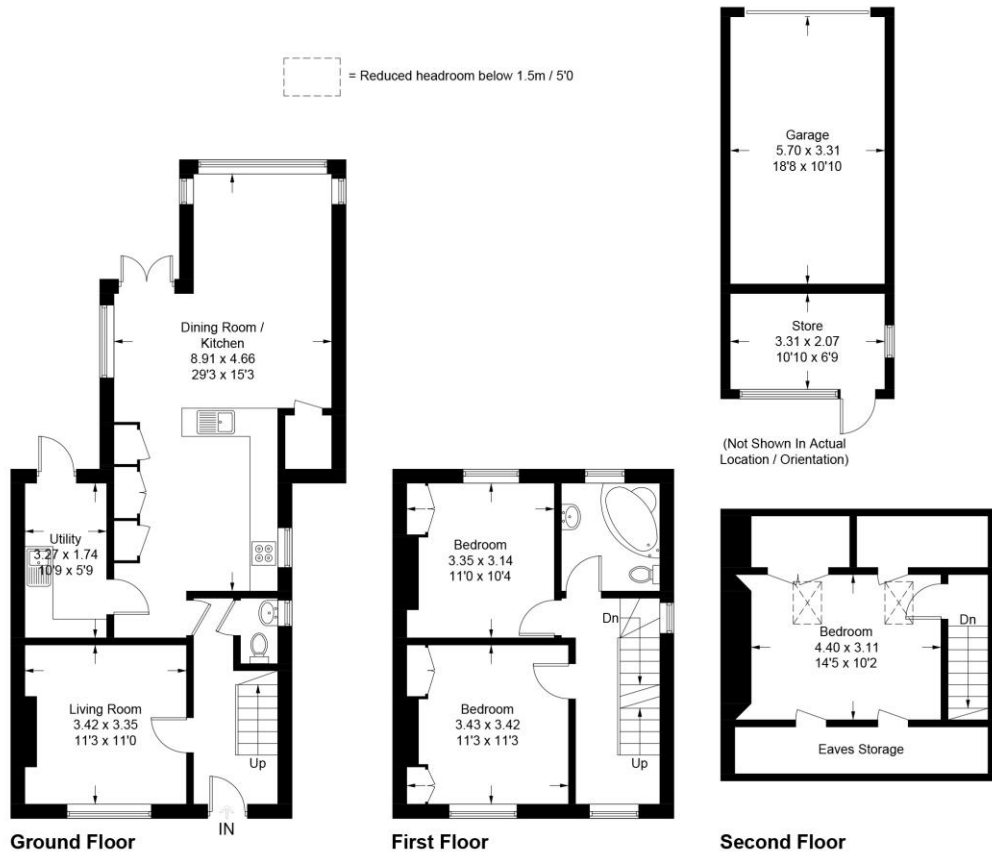
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



# Stane Street, RH5

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft  
 (Excluding Eaves Storage)  
 Garage / Store = 26.2 sq m / 282 sq ft  
 Eaves Storage = 5.4 sq m / 58 sq ft  
 Total = 155.9 sq m / 1678 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. (ID950194)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

## COUNCIL TAX BAND

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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