



Stane Street, Ockley

Offers In Excess Of £650,000

Property Features

- STUNNING GRADE II LISTED COTTAGE
- THREE BEDROOMS
- RENOVATED TO HIGH STANDARD
- OPEN PLAN KITCHEN/FAMILY ROOM
- COSY LIVING ROOM WITH INGLENOOK FIREPLACE
- PRETTY REAR GARDEN
- DOUBLE GARAGE/WORKSHOP & OFFICE
- OFF STREET PARKING FOR SEVERAL VEHICLES
- LOCATED IN THE HEART OF OCKLEY VILLAGE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

This impeccably renovated Grade II listed cottage, situated in the heart of Ockley, boasts three bedrooms, a charming rear garden and ample off-street parking, including a double garage- all conveniently located within a short walk of the village amenities.

As a property listed by National Heritage, this meticulously restored English cottage is a dream for those seeking to own a piece of history. The side door entrance leads directly into the kitchen, adorned with a contemporary array of base and eye-level units, complemented by exquisite granite worktops and various built-in appliances. This area also provides space for a dining table or sofas/chairs, offering a delightful view of the rear garden. Just off the main hall, you'll find the stunning tiled shower room with a stylish shower suite. The cosy living room features a captivating inglenook fireplace with a log burner, creating the perfect ambiance for curling up with a good book. A staircase ascends to the first-floor landing, granting access to the bedrooms and a modern w/c. The main bedroom, with a delightful garden aspect, boasts a freestanding luxury slipper bath. Bedroom two is another generously sized double with ample space for additional furniture, while bedroom three is a single room, ideal for a young child or as a home office. The modern w/c serves the bedrooms, completing the internal accommodation.

Outside

The property offers access through either a front or side door. At the rear, there is a large double garage with off-street parking accessed from Elmers Road. The property also features a second, shared driveway leading to the rear garden, offering parking for at least one vehicle. The garden has been lovingly maintained, featuring a selection of mature trees, shrubs, flower beds, and a charming central willow tree. A patio area just off the kitchen/dining room is a wonderful space for outdoor entertaining or enjoying in the warmer months.

Double Garage 23ft x 21'8ft

The garage is equipped with loft storage and space for two vehicles, features a service pit and a separate area used as an office. This space is ideal for car or motorbike enthusiasts or anyone in need of a hobby workshop, combining practicality with versatility.

Utilities & Council Tax

The property is serviced by mains electric, gas and drainage. There is an internet connection to the property. Council Tax Band E.

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 = 106.6 sq m / 1147 sq ft
 Reduced Headroom = 8.5 sq m / 91 sq ft
 Outbuilding = 69.1 sq m / 744 sq ft
 Total = 184.2 sq m / 1982 sq ft
 (Including Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045245)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking,
 Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

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

