

Stane Street, Ockley

£525,000

EPC Rating '88'

- END OF TERRACE
- TWO DOUBLE BEDROOMS
- 14FT LIVING ROOM
- MODERN KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- OCKLEY VILLAGE LOCATION
- LARGE ENCLOSED GARDEN WITH SUMMER HOUSE AND SHED
- TWO ALLOCATED PARKING SPACES
- SHORT DRIVE TO OCKLEY STATION
- ADJACENT TO STUNNING COUNTRYSIDE WALKS



An immaculately presented two-bedroom end of terrace property which is set back from the road, offering modern, spacious, accommodation with a large enclosed garden, off street parking and the opportunity to extend STPP. Located in the popular village of Ockley, close to all the village amenities and beautiful open countryside.

These brand new cottages are set within the Ockley Conservation Area within the grounds of the former Kings Arms Hotel. Each property is approached via an Indian Sandstone footpath leading to the front door. Off the entrance hall is a useful cloakroom and access to all of the downstairs accommodation. The front aspect kitchen has a range of modern base and eye level units, integrated appliances and breakfast bar for those busy weekday mornings. The rear aspect living room has plenty of space for a dining table and chairs and enjoys a lovely view across the garden. The large windows and French doors out to the patio floods the room with lots of natural light and makes it a wonderful space to enjoy throughout the changing seasons. Stairs rise to the first floor where there are two good sized double bedrooms. The master bedroom has a very useful ensuite shower room, while bedroom two overlooks the picturesque garden. A contemporary style bathroom with a three-piece suite with bath and overhead shower, tiled from floor to ceiling for a clean and practical look, finishes off the upstairs accommodation. An electric underfloor heating system is fitted throughout the ground floor whilst solar panels on the roof to the rear of the property contribute towards energy efficiency.

Outside accommodation

A sandstone footpath leads to the front of the property with a small front garden, laid mostly to lawn, with beds filled with seasonal plants and shrubs.

The rear of the property is a large, immaculately maintained garden which has been divided into an area of lawn, a beautiful private patio equipped with two panel heaters, vegetable garden and useful storage shed. There is also a very useful summerhouse which has power. There are two allocated car parking spaces.

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection. Additionally, it has three solar panels installed on the roof.

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.

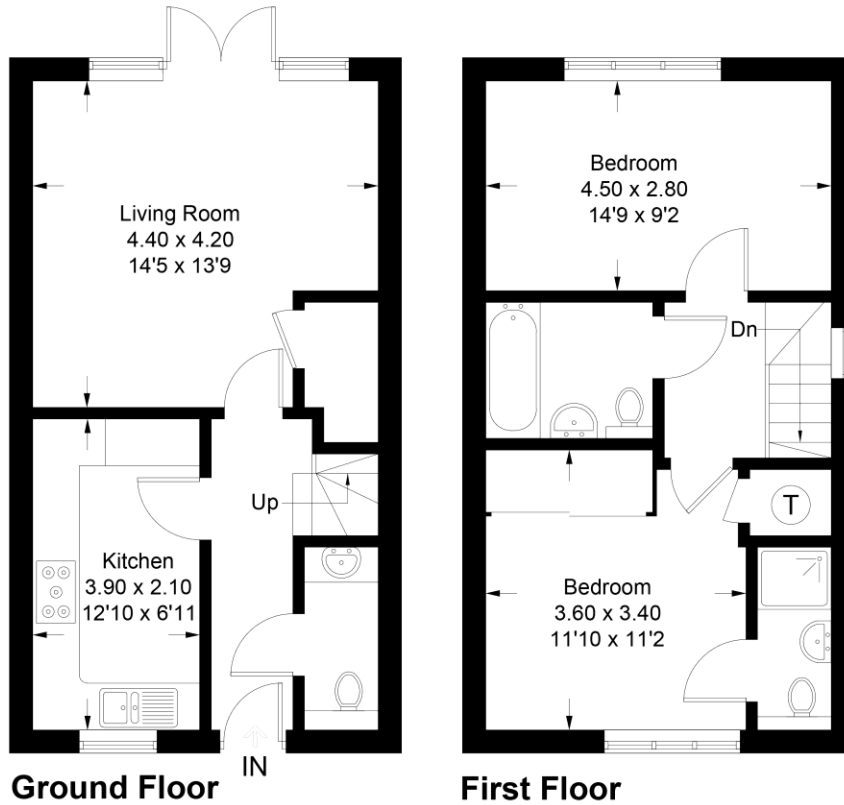
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Kings Arms Court, RH5

Approximate Gross Internal Area = 74.7 sq m / 804 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. (ID982880)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 88 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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