

1 New Cottages

Blackbrook Road, Dorking, Surrey



Jackson-Stops
& Staff



People **Property** Places

Beautifully renovated high quality terraced cottage in a fine rural location

The Property

1 New Cottages was originally constructed in the 19th Century and was formerly the local public house, 'The Plough Inn'. It has recently undergone a complete renovation and conversion programme to now offer well designed accommodation, all finished to an exceptionally high standard.

The charming accommodation comprises a porch, entrance hall, cloakroom and a very attractive sitting room with a large bay window enjoying a south westerly aspect with a lovely wood-burning stove. There is a natural flow through to the dining room and study behind the fire breast with inviting patio doors to the garden and terrace. These three areas offer versatility as to the preferred layout. The kitchen is beautifully and comprehensively fitted with a range of base and eye level units complemented by oak work surfaces and integrated appliances. The natural view is over the garden.

To the first floor, the master bedroom benefits from a luxurious en-suite, two further bedrooms and a stunning bathroom suite.

Outside, the gardens are a very pleasant feature with a recently laid full width terrace directly outside the property, with the remainder of this generous sized garden laid to lawn with a good degree of seclusion and privacy on offer. The property is approached over National Trust land which gives access to the two-bay oak-framed car barn.

Features

- Entrance porch
- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Study
- Fitted kitchen with appliances
- First floor landing
- Master bedroom with en-suite
- Two further bedrooms
- Luxurious family bathroom
- Private rear garden
- Full width terrace
- Double car barn
- 10-year warranty from CRL
- Gas central heating via combination of underfloor heating and radiators

Distances

- Dorking 2.5 miles
- Reigate 7.5 miles
- M25 J.9 (Leatherhead) 8 miles

Distances approximate

Guide Price £495,000



Location

The property enjoys a lovely setting within this tiny rural community just to the south of Dorking. The property is situated on the edge of Holmwood Common (National Trust) and extends to several hundred acres, being ideal for the riding and walking enthusiast. Dorking, just to the north, offers a good range of mainstream and individual shops and Dorking station provides commuter services to Victoria and Waterloo. There are also a number of highly regarded schools, both in the state and independent sector. Dorking has an excellent sports and swimming pool centre and, for cultural events, The Dorking Halls.

Property Information

Postcode RH5 4DS

Services All mains services connected

Local Authorities Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 0208 541 8800

Directions

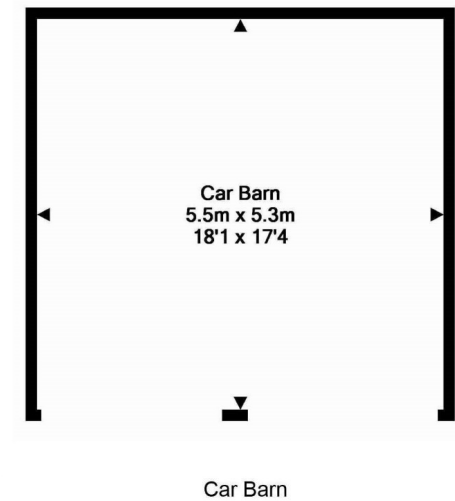
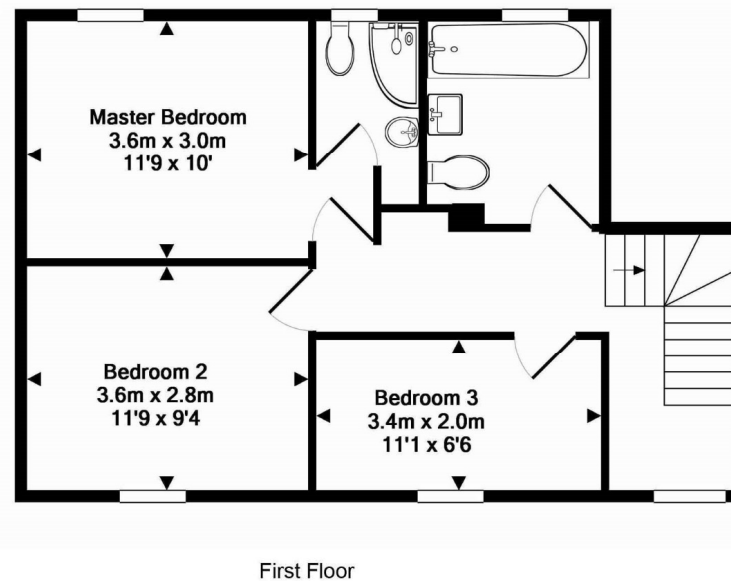
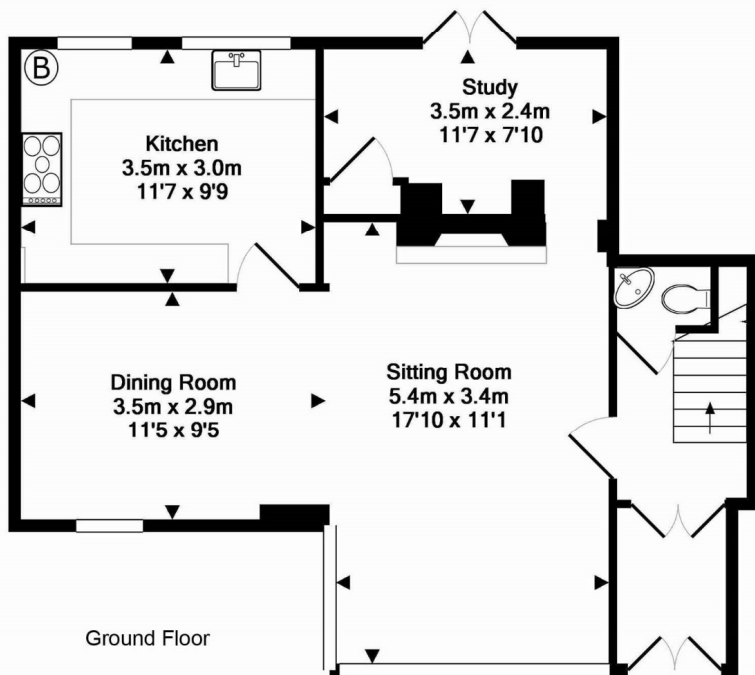
From Dorking town, proceed in a southerly direction down the A24 Dorking bypass. After about 1 mile, turn left into Chart Lane South. Continue on this road for about 1¼ miles, and the property will be found on the left hand side with a wide driveway owned by the National Trust which gives access to the car barns. Please note Jackson-Stops & Staff For Sale sign.



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HOUSE APPROX. FLOOR AREA 102.6 SQ.M. (1105 SQ.FT.)
OUTBUILDING APPROX. FLOOR AREA 29.2 SQ.M. (314 SQ.FT.)
TOTAL APPROX. FLOOR AREA 131.8 SQ.M. (1418 SQ.FT.)

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