



Maple Cottage Weare Street, Ockley, Dorking, Surrey, RH5 5NW

Offers In The Region Of £615,000



- TWO/THREE BEDROOM DETACHED HOME
- STUNNING LOCATION AND VIEWS
- GROUNDS APPROACHING 0.25 ACRES
- ADAPTABLE ACCOMMODATION
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE SITTING ROOM
- DOUBLE DETACHED GARAGE
- ANNEX
- SEMI RURAL LOCATION
- NO ONWARD CHAIN

## Description

Enjoying a beautiful position and surrounded by woodland and open farmland is this attractive and unique, detached home. With adaptable accommodation arranged over three floors the property further benefits from a double detached garage with annex and generous grounds approaching 0.25 acres.

The main house comprises of a large sitting room with double aspect views and a feature fireplace. From the sitting room direct access is given to the study and the third bedroom with adjoining shower room and W.C. Stairs lead to the first floor where two further bedrooms enjoying varying aspects can be found, both with built in storage and wardrobes. The master bedroom includes an ensuite bathroom. The lower ground floor consists of an open plan kitchen/dining room, a real feature of the home. The kitchen area has an array of base units with large working surfaces. The dining area makes the most of its position with double doors leading out to a large decking area, a perfect place to entertain and make the most of its surrounding. There is also a separate utility room and further W.C.

Electric gates to the front lead to the main house, there is also a detached double garage with electric doors with driveway parking in front. Further accommodation is provided below the garage in the form of a well thought out annex that includes a living area with kitchenette, bedroom and shower room. The beautiful south/east facing garden is mainly laid to lawn and incorporates an idyllic stream that runs through the garden close to the rear boundary.

## Situation

**Tenure**

Freehold

**EPC**

F

**Council Tax Band**

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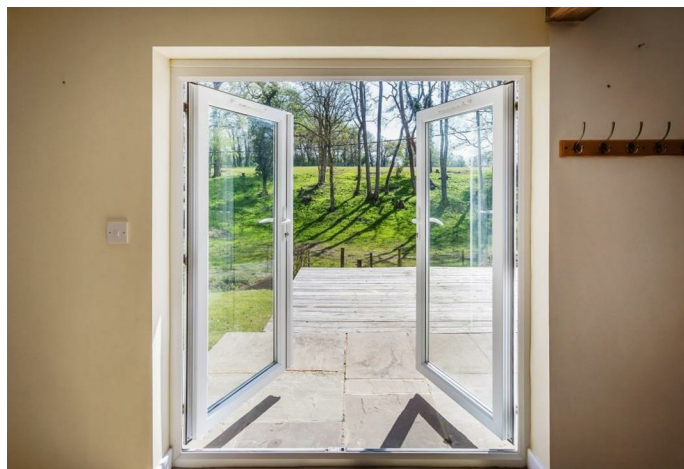
**Lease**

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**Service Charge**

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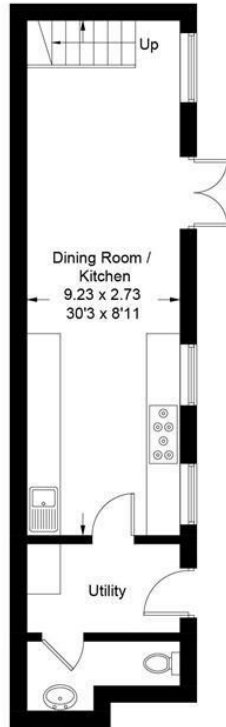
**Ground Rent**



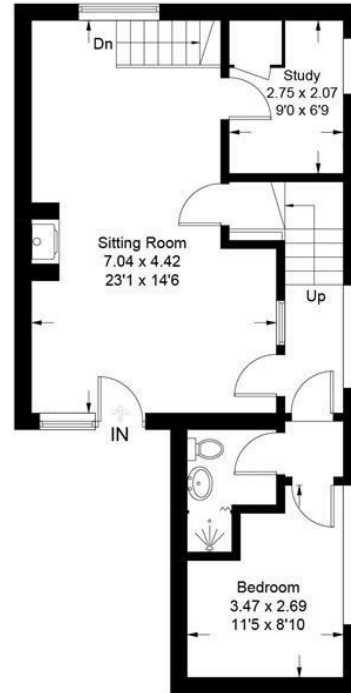
Approximate Gross Internal Area = 121 sq m / 1302 sq ft  
 Garage & Outbuilding = 61 sq m / 657 sq ft  
 Store = 2.4 sq m / 26 sq ft  
 Total = 184.4 sq m / 1985 sq ft



 = Reduced headroom below 1.5m / 5'0



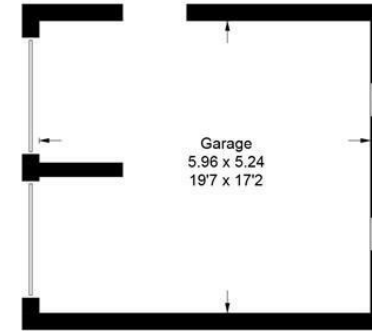
Lower Ground Floor



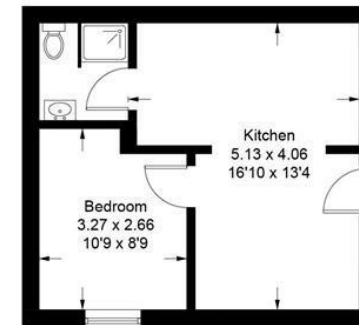
Ground Floor



First Floor (Not Shown In Actual Location / Orientation)



Garage - Ground Floor



(Not Shown In Actual Location / Orientation)

Garage - Lower Ground 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 decisions reliant upon them. (ID853589)

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