



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

Offers In The Region Of £615,000





- TWO/THREE BEDROOM DETACHED HOME
- STUNNING LOCATION
- GROUNDS APPROACHING 0.25 ACRES
- ADAPTABLE ACCOMMODATION
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE SITTING ROOM
- FAR REACHING VIEWS
- FURTHER POTENTIAL TO EXTEND STPP
- 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 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. 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

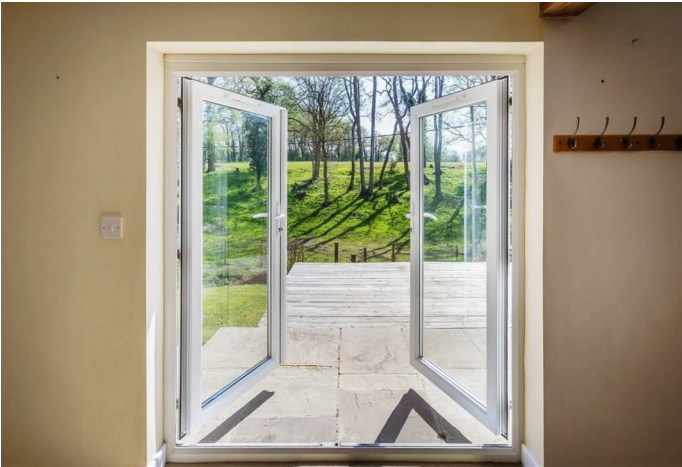
Located within easy reach of both Ockley and Capel villages this detached cottage is positioned in a rural setting amongst a neighbourhood of farmland. The local station, Ockley, is within 2 miles and Dorking, Horsham and Crawley town centres are all within easy reach and enjoy a comprehensive range of facilities.

The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill Headley Heath and the Surrey Hills all close at hand.


Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, and the home of Ralph Vaughan Williams.

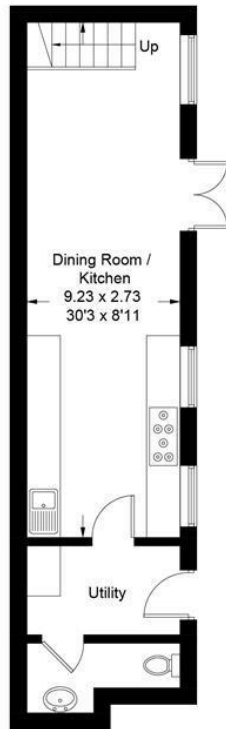
The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead and Gatwick is approximately 10 miles.

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | F        |
| <b>Lease</b>            | N/A      |
| <b>Service Charge</b>   | N/A      |
| <b>Ground Rent</b>      | N/A      |

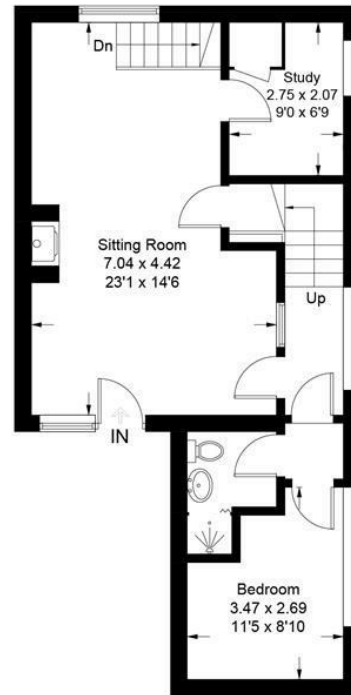


Approximate Gross Internal Area = 121 sq m / 1302 sq ft  
 Garage & Outbuilding = 61 sq m / 657 sq ft  
 Store = 2.4 sq m / 26 sq ft  
 Total = 184.4 sq m / 1985 sq ft

 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor

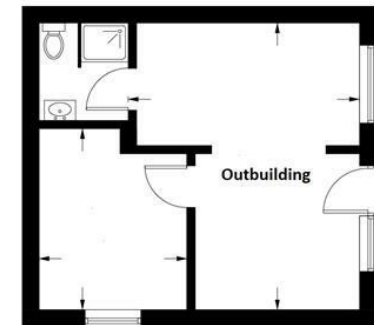
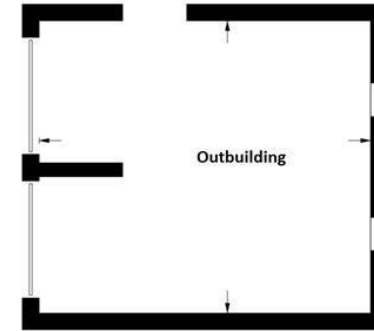


Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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