

Carpoles Farm Cottage The Green, Ockley, Dorking, Surrey, RH5 5TR

Guide Price £550,000









- BEAUTIFUL CHARACTER COTTAGE
- OVERLOOKING OCKLEY CRICKET GREEN
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- DOUBLE GARAGE
- SUPERB POSITION
- EXTENSIVE MATURE GARDENS
- TWO RECEPTION ROOMS
- WORKSHOP
- NO ONWARD CHAIN

Description

A charming semi detached Grade II Listed character cottage, occupying a prime and rarely available position overlooking Ockley Green and the village cricket pitch. Believed to date from the 16th Century, with later additions, the property is rich in period character and occupies wonderful grounds.

The cottage retains a wealth of original features throughout, including exposed timbers, character fireplaces and an appealing sense of history. The ground floor comprises an entrance hall, kitchen/breakfast room, dining room and comfortable sitting room, featuring an impressive inglenook fireplace with fitted log burner. A useful utility room and cloakroom complete the ground floor.

On the first floor are two bedrooms, including a principal bedroom and a second bedroom with fitted wardrobes, together with a family bathroom.

Outside, the property is complemented by particularly pretty and thoughtfully arranged gardens, providing a variety of attractive areas of interest, established planting and a good degree of privacy. The generous plot extends to approximately 0.2 of an acre and enjoys a delightful outlook across Ockley Green and the village cricket pitch, with the attractive views also appreciated from both ground and first floor rooms.

Further benefits include a detached double garage and detached workshop, providing excellent additional storage and ancillary space.

A truly characterful and appealing village home, combining a wonderful sense of history, attractive gardens and far-reaching views in a highly desirable and seldom available position.

Situation

Carpoles Farm Cottages enjoys an enviable position overlooking Ockley Green, one of Surrey's most attractive village greens, centred around its cricket pitch and framed by mature trees and a collection of handsome period properties. The village lies within a particularly attractive stretch of countryside, close to the Surrey Hills National Landscape, and retains a strong sense of community with a village shop, primary school, church and public houses.

The nearby towns of Cranleigh, Dorking and Horsham provide a broader range of shopping, leisure and everyday amenities. Communications are equally appealing, with Ockley station providing a direct service to London Victoria, while mainline stations at Dorking and Horsham offer regular connections to London Waterloo, Victoria and London Bridge. The A24 and A29 provide convenient access to the wider road network, including the M25 to the north and Horsham and the south coast to the south, while Gatwick Airport is also within easy reach.

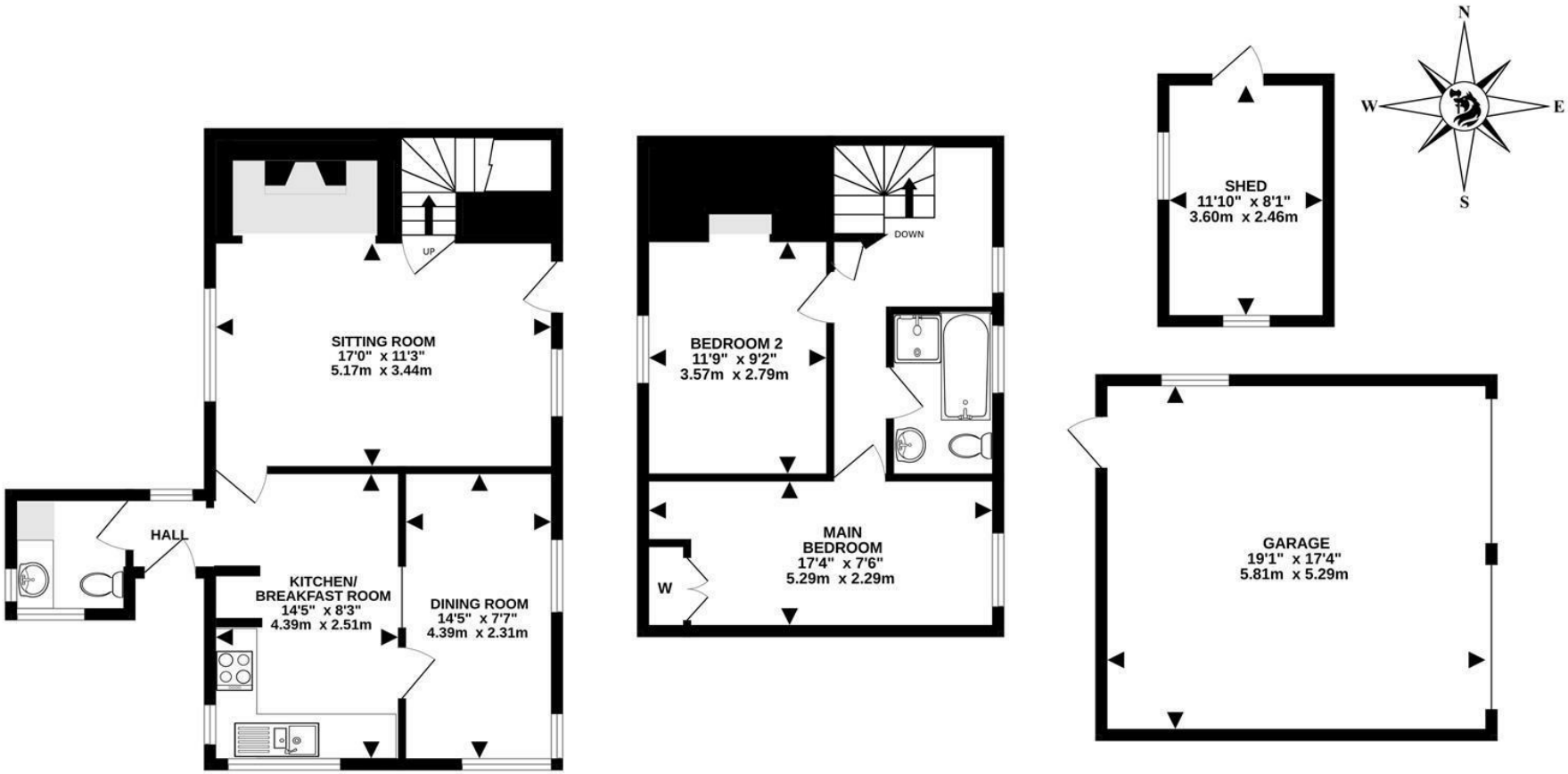
The surrounding area is particularly well served by a number of highly regarded schools, including both state and independent options. With an abundance of beautiful countryside on the doorstep, the setting is ideally suited to walking, riding and enjoying the outdoors. Together, the village setting, excellent communications and proximity to open countryside combine to create a highly desirable and well-connected rural location.

Tenure	Freehold
EPC	Exempt
Council Tax Band	E









MAIN HOUSE 919 SQ.FT (85.4 SQ.M) OUTBUILDINGS 426 SQ.FT (39.6 SQ.M)

TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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