



2 LEITH VALE COTTAGES

STANDON LANE, OCKLEY, DORKING, SURREY

JACKSON-STOPS 

**2 LEITH VALE COTTAGES, STANDON LANE, OCKLEY, DORKING,
SURREY RH5 5QR
GUIDE PRICE £699,000**

A BEAUTIFULLY PRESENTED PERIOD
COTTAGE IN A DELIGHTFUL RURAL SETTING
WITH SOUTH-WESTERLY GARDENS AND
OUTSTANDING VIEWS ACROSS HORSE
PADDOCKS AND COUNTRYSIDE



DISTANCES (Approximate)

CRANLEIGH 5.8 MILES

HORSHAM 7.9 MILES

DORKING 8.9 MILES

GUILDFORD 14.1 MILES

GATWICK AIRPORT 13.7 MILES

M25 (J9) LEATHERHEAD 15.2 MILES

GROUND FLOOR

- Kitchen/breakfast room
- Study
- Sitting/dining room

FIRST FLOOR

- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom

OUTSIDE

- Delightful and secluded rear garden
- Outstanding views from the far end of the garden across adjoining farmland
- Detached home office and gym
- Detached garden store
- Front garden
- Driveway providing plentiful parking
- In all, the grounds extend to approximately 0.25 of an acre

DESCRIPTION

The property is a superb semi-detached cottage, believed to have been built during the early part of the 20th century, occupying a delightful setting with a wonderful south-westerly rear aspect and outstanding views across adjoining farmland and countryside beyond. Beautifully presented throughout, the accommodation is conventionally arranged over two floors. The double-aspect kitchen/breakfast room is fitted with an excellent range of quality kitchen furniture and integrated appliances, together with a central island and a combination of granite and oak work surfaces. The sitting/dining room is positioned to the rear, featuring an attractive bay window, doors opening onto the sun terrace and a wood-burning stove set within an exposed brick surround. A separate study provides an ideal space for those wishing to work from home. On the first floor, the principal bedroom benefits from ensuite facilities, whilst two further good-sized bedrooms are served by a modern family bathroom. Outside, the gardens are a prime feature, enjoying an excellent degree of privacy and seclusion. Immediately adjoining the house is an attractive sun terrace providing an excellent entertaining area, beyond which the garden is predominantly laid to level lawn with established flower and shrub borders. At the far end is an L-shaped decked area with a detached home office, gym and separate garden store. From here, outstanding views extend across the adjoining horse paddocks and countryside beyond. To the front, a driveway provides plentiful parking. In all, the grounds extend to approximately 0.25 of an acre.

LOCATION

The property occupies a delightful rural setting along a country lane on the southern edge of Ockley, within easy reach of the heart of this popular Surrey village. Ockley provides a useful range of local amenities including two public houses, a farm shop, general store and garage, together with an active cricket club and village church. Ockley Station provides services towards London Victoria, while more comprehensive rail connections are available from Dorking to London Victoria and Waterloo. Horsham also provides regular services to London Victoria. For more extensive shopping and recreational facilities, Dorking to the north and Horsham to the south offer excellent selections of national and independent shops, cafés and restaurants, together with a good choice of schools in both the state and independent sectors. The surrounding countryside is particularly attractive, with the Surrey Hills National Landscape lying to the north and west and providing miles of beautiful countryside ideal for walking, riding and cycling. Gatton Manor is also nearby, offering a popular golf course in an attractive rural setting.



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MAIN HOUSE 1,022 SQ FT/95 SQ M

OUTBUILDINGS 263 SQ FT/ 24.4 SQ

TOTAL APPROX. FLOOR AREA 1,285 SQ FT/119.4 SQ M

Post Code: RH5 5QR

Latitude: 51.139109 Longitude: -0.380439

What3words: escape.irritated.axed

Council Tax Band: F

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

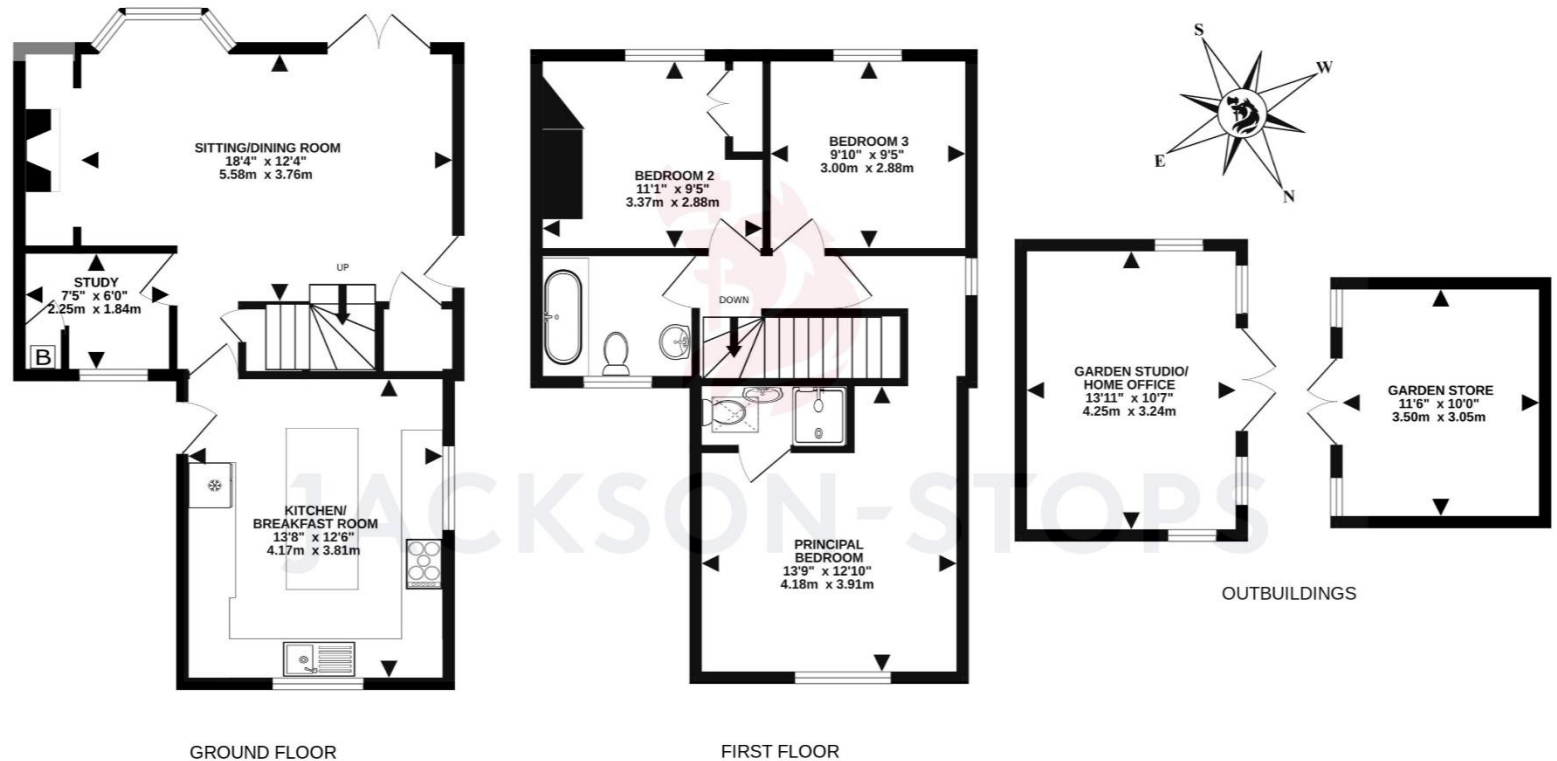
Sewerage – Private drainage

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910