



2 HATCH COTTAGES

COLES LANE, OCKLEY, SURREY

JACKSON-STOPS 

2 HATCH COTTAGES, COLES LANE, OCKLEY, SURREY RH5 5SX
GUIDE PRICE £565,000

**A DELIGHTFUL THREE-BEDROOM COTTAGE
IN THE VILLAGE OF OCKLEY WITH PARKING
AND NO ONWARD CHAIN**



DISTANCES (Approximate)

OCKLEY 0.5 MILE
CRANLEIGH 7 MILES
DORKING 7 MILES
HORSHAM 7 MILES
GUILDFORD 14 MILES

GROUND FLOOR

- Entrance hall
- Sitting room
- Dining room
- Fitted kitchen

FIRST FLOOR

- Landing
- Principal bedroom
- Two further bedrooms
- Family bathroom

OUTSIDE

- Low maintenance garden
- Driveway providing parking
- Detached garden store

DESCRIPTION

2 Hatch Cottages is a charming period cottage, believed to date back to the 19th century, with attractive Leith Hill stone elevations and occupying a delightful position within the sought-after village of Ockley.

The property offers spacious and well-presented accommodation, comprising an inviting entrance hall with twin built-in cupboards and a particularly well-proportioned, double-aspect sitting room with a central fireplace. There is a separate and spacious dining room together with a fitted kitchen featuring a range of base and eye-level units and integrated appliances.

On the first floor, the principal bedroom is particularly generous in size, with two further double bedrooms served by the family bathroom.

The garden is bounded by an attractive wall to the rear and is currently designed with ease of maintenance in mind, whilst offering excellent potential for a purchaser to landscape and plant to their own tastes. A shingle driveway provides ample off-road parking and leads to the detached garden store.

The property is offered for sale with the benefit of no onward chain.

LOCATION

Ockley is an enduringly popular rural village, situated just to the south of the Surrey Hills, a designated Area of Outstanding Natural Beauty. The village offers a range of local amenities including a traditional inn, village church, garage and farm shop.

Dorking to the north, Horsham to the south and Cranleigh to the west provide a comprehensive range of shopping, recreational and educational facilities. Both Dorking and Horsham offer mainline rail services to London, with Ockley station, situated between Ockley and Capel, providing services to London via Dorking.

For walking and cycling enthusiasts, miles of beautiful protected countryside are quite literally on the doorstep, within what is considered by many to be one of the most scenic parts of Surrey.



2 HATCH COTTAGES

MAIN HOUSE 1,223 SQ FT/113.6 SQ M

GARDEN STORE 178 SQ FT/16.6 SQ M

TOTAL APPROX. FLOOR AREA 1,401 SQ FT/16.6 SQ M

Post Code: RH5 5SX

Latitude: 51.153016 Longitude: -0.357779

What3words: bulldozer.tinned.ambient

Council Tax Band: E

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

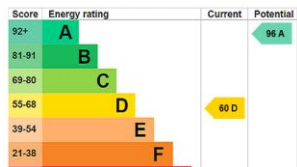
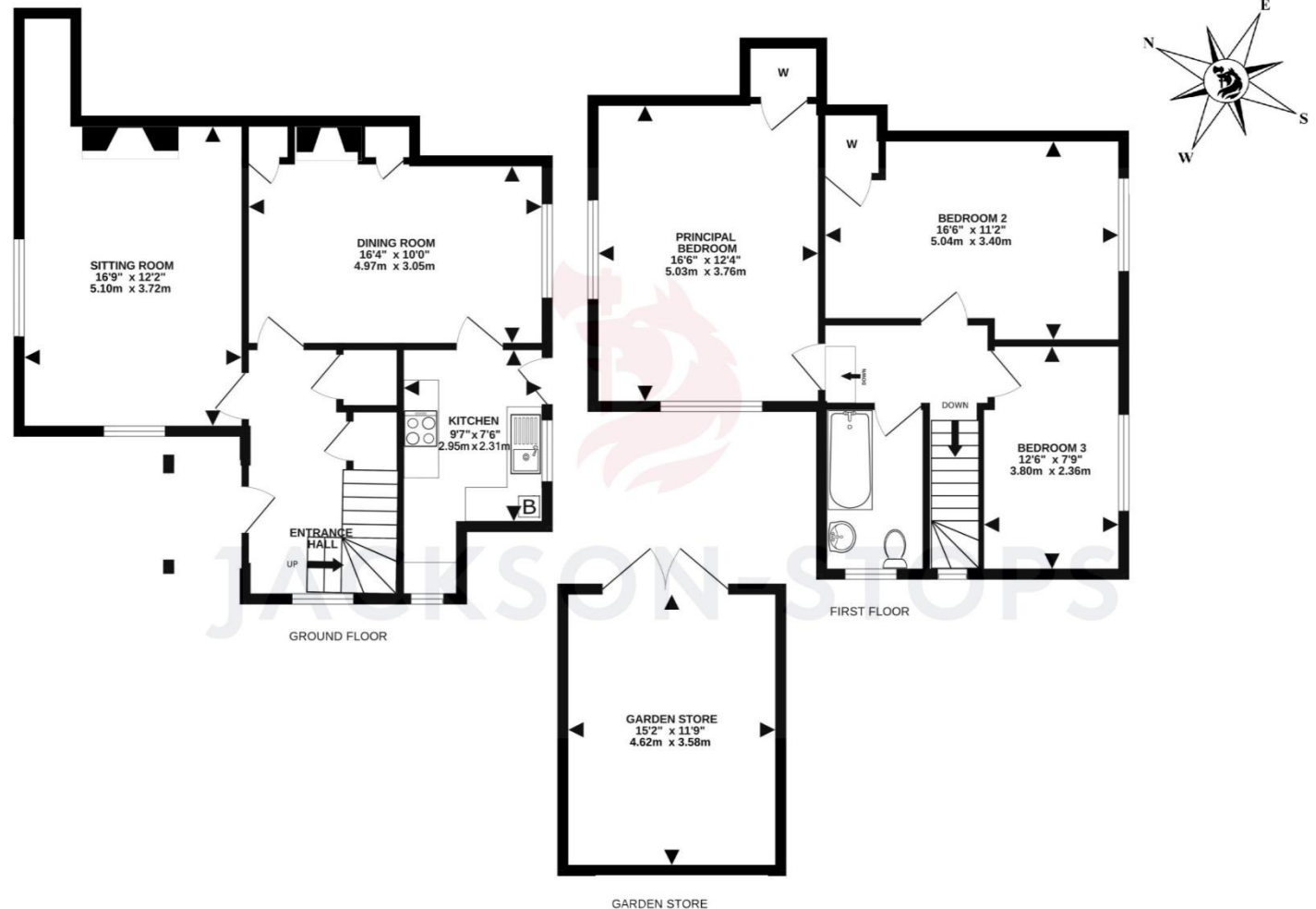
Sewerage – Mains supply

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

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk



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PROPERTY EXPERTS SINCE 1910