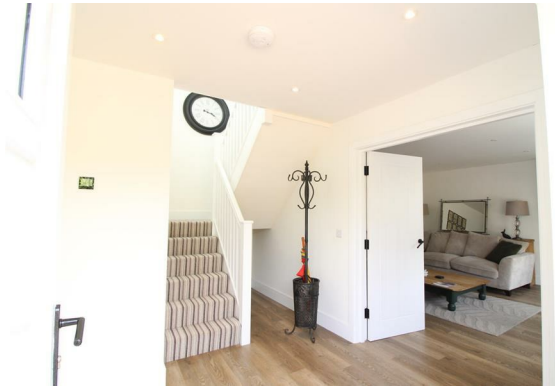
HESTIA
LETTINGS & MANAGEMENT







Forge Barn & The Nook, Stane Street, Ockley, Dorking, Surrey, RH5

£1,900 Per Month

- Two double bedrooms
- Utility room
- Modern kitchen
- Attached annex
- Three parking spaces
- Ground floor WC
- Detached house
- Two en suite showers
- Available now
- Unfurnished

Argosy House, Collins Court, 39 High Street, Cranleigh, GU6 8AS
01483 276565
cranleigh@hestiapropertylettings.co.uk
www.hestiapropertylettings.co.uk

Forge Barn & The Nook, Stane Street, Dorking RH5 5TD

Nestled in the charming village of Ockley, Dorking, this delightful detached house on Stane Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property boasts two modern bathrooms, adding to the convenience and comfort of daily living.

One of the standout features of this residence is the attached studio annex, which includes a kitchen area and a shower room. This versatile space can serve as a guest suite, a home office, or even a creative studio, catering to a variety of lifestyle needs.

The surrounding area of Ockley is known for its picturesque countryside and friendly community, making it an ideal location for those who appreciate the beauty of nature while still being within reach of local amenities. With excellent transport links nearby, commuting to larger towns and cities is both easy and efficient.

This property presents a wonderful opportunity for anyone looking to settle in a tranquil setting without compromising on modern comforts. Whether you are seeking a new family home or a peaceful retreat, this charming house in Ockley is sure to impress.

2 2 1 E

Council Tax Band:





Front Exterior
The exterior presents a charming brick-built façade with a pitched roof and multiple skylight windows. There is a small graveled area and patio area offering space for outdoor relaxation.

Hallway
This bright and welcoming hallway features wood-effect flooring and is illuminated by recessed ceiling lights. It leads directly to a staircase with a striped carpet runner, while an open double door offers access to the neighbouring living room, creating a smooth flow through the home.

Living Room
The living room is spacious and filled with natural light, featuring wood-effect flooring and neutral decor. Large windows with a patio door open out to the garden, inviting in fresh air and light.

Kitchen / Dining Room
This kitchen and dining area combines modern design with functionality. Matte black cabinetry provides ample storage and contrasts beautifully with the light wood flooring. The kitchen is fitted with some built-in appliances, a black sink, and subtle LED lighting beneath the shelves for practical and ambient illumination. See below for more information regarding the appliances.

Utility Room
A well-appointed utility room featuring built-in cupboards and a washing machine. The space is brightened by natural light and is finished with light wood flooring and neutral walls. At the far end is the ground floor WC, making it a practical addition to the home.

Bedroom 1
This bedroom is bright and airy with a neutral carpet underfoot and sloping ceilings with a skylight window, allowing natural light to flood the room. The en suite shower room, with modern finishes, provides a private and convenient access from the bedroom.

Bedroom 2
Another well-proportioned bedroom has a neutral carpet and sloped ceiling with a skylight window. The plain white walls add to the room's calm and serene feel. This room also benefits from its own en suite shower room.

Annex / Outbuilding
A quaint single-storey brick-built outbuilding with a pitched tiled roof and wooden door, surrounded by a gravel yard with a picket gate. This charming studio / annex could be suited for additional storage or a small workspace. This fantastic addition has a modern kitchenette and its own shower room. A great size, this space has multiple uses and has potential for guest accommodation, a separate office or work space or even simply as a third bedroom.

Parking
Due to its location there is no parking at the front of the property. There are however three allocated spaces in the adjacent car park.

Deposit & Important Information
The property will be rented unfurnished. The items in the photographs belong to the current tenant. Appliances included are: double oven, induction hob, integrated dishwasher, and integrated fridge freezer. There is space for a washing machine in the utility room, but note this appliance is not included.

Security Deposit payable once the Tenancy Agreement is signed. £2192.30 (This is the equivalent of five weeks rent. If a lower rent is agreed the Security Deposit will be adjusted accordingly)

This property is managed by the Landlord. Applications are considered on a case by case basis .

A full copy of our tenant fees can be found on our website.

Council Tax: Band E - Mole Valley - Band E
This property is known to the council as Bungalow.

Mobile Phone Signal
https://www.ofcom.org.uk/mobile-coverage-checker
Considered Good / Variable

Broadband
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=RH55TD&uprn=100062678835
Services are primarily provided by Openreach.
Standard and Ultrafast services are available. Speeds and services are based on estimates from the general area.

EPC - E. This is a converted barn and has an electric boiler. There is high performance double glazing throughout and temperature zone controls.

Deposit
Holding Deposit payable once an initial offer is accepted £438.46 (This is the equivalent of one weeks rent. If a lower rent is agreed the Holding Deposit will be adjusted accordingly)

You may opt to have the Holding Deposit applied to the security deposit. The first month's rent is due once the Tenancy Agreement is signed. This should be within 10 working days of an application commencing.

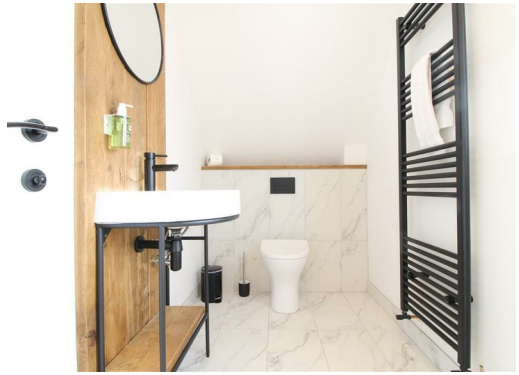
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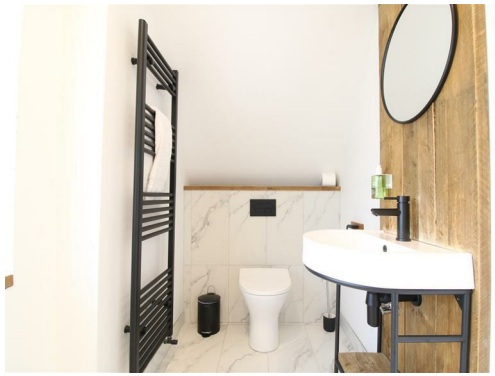








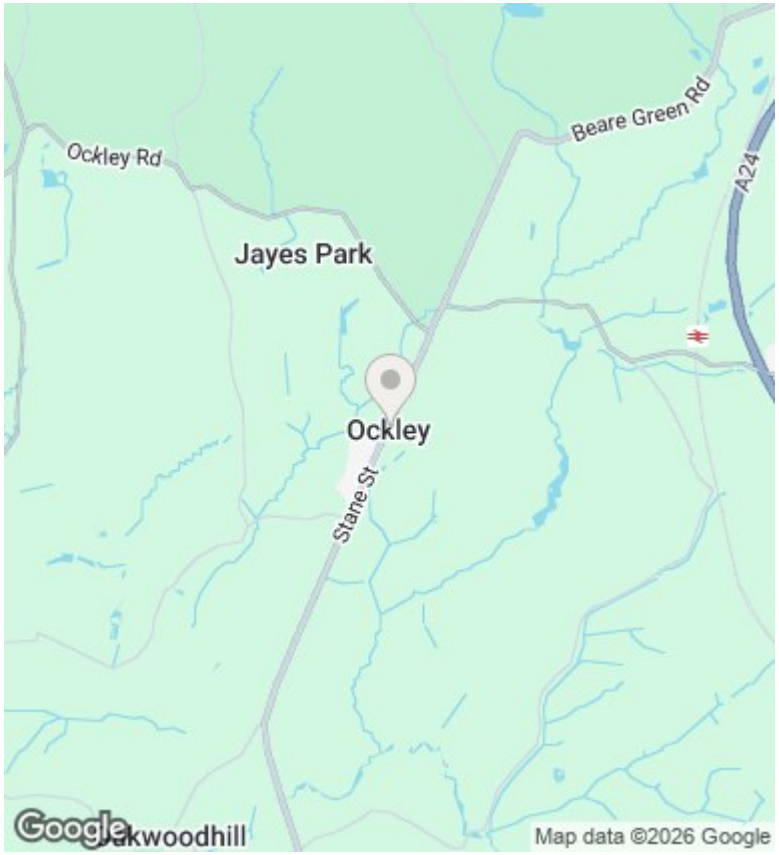










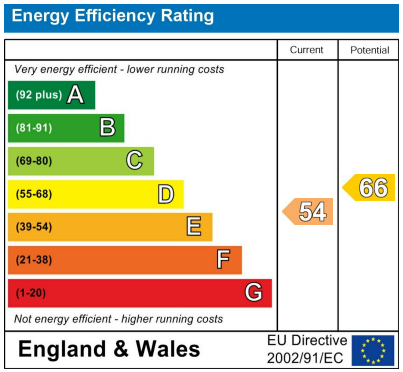


Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

Council Tax Band



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