



## 3 The Old School House

Stane Street, Ockley, Dorking, Surrey, RH5 5TH

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A passion for property

# The Old School House

A characterful, three-bedroom, Grade II listed home, set on a mature plot with a west-facing rear garden and ample driveway parking. Located in the conservation area of the historic village of Ockley, close to the local amenities and a just short drive from Dorking with further amenities and mainline railway station.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- MODERN KITCHEN WITH UTILITY ROOM
- CHARACTER FEATURES
- AMPLE DRIVEWAY PARKING
- RURAL VILLAGE LOCATION



This beautifully renovated, characterful Grade II listed property offers plentiful and versatile accommodation arranged over three floors, with driveway parking.

The front door leads into the spacious, dual aspect living room, part carpeted with an oak floored walkway leading into the dining room. This room is full of character with exposed beams and an inglenook fireplace with a wood-burner. The dining room, with a continuation of the flooring, is a lovely bright space with double doors, leading into the garden, and an exposed brick feature wall. The kitchen is a particular highlight of this home with plenty of natural light and practical and stylish stone-tiled flooring. The kitchen is fitted with shaker-style units with granite worktops and finished with a double butler sink and under unit lighting. Appliances include a range-style cooker with extractor over, and integrated dishwasher and fridge/freezer. The utility room has space with plumbing for a washing machine and leads to the downstairs cloakroom.

The stairwell leads to the first-floor landing which provides access to two double bedrooms and the family bathroom. Both bedrooms have built-in storage with bedroom one having the benefit of a luxurious ensuite shower room. The family bathroom is beautifully fitted with a freestanding, rolltop bathtub, WC, and basin unit with storage. The stairwell continues to the second floor which offers a third double bedroom.

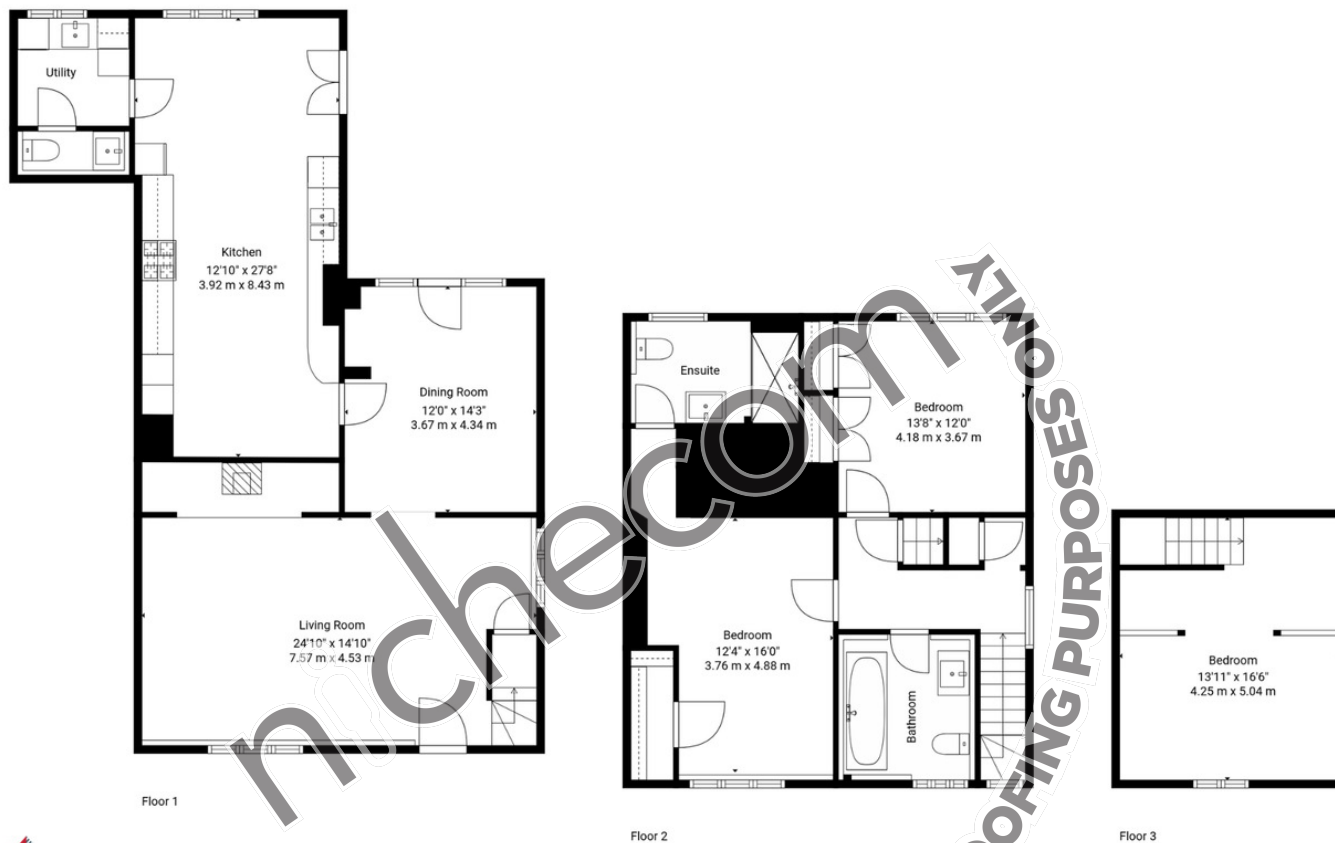


## OUTSIDE

The property is approached via a gravelled driveway with parking for up to four cars, with a block-paved pathway leading to the front door. A side gate leads to the landscaped, west-facing rear garden, with an area of lawn, raised flower beds, garden shed, and a generous patio area providing the ideal space for alfresco dining and summertime entertaining.

Ockley is a pretty, rural village in Surrey, set at the foot of Leith Hill in the Surrey Hills, a conservation area of outstanding beauty. The village has a cricket green, nursery and several farm shops and pubs nearby. You will find a choice of Primary Schools in the adjoining villages. Ockley Train station offers services to London and to Horsham. Within easy driving distance of Dorking, Horsham and Cranleigh, where there are further amenities to be found.





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Total Internal Area = 1953 sq ft/ 182 sq m  
For identification only - not to scale

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

#### Services

Electricity, mains gas, water and mains drainage are currently connected to the property.  
Council Tax Band F. EPC - C.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
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