



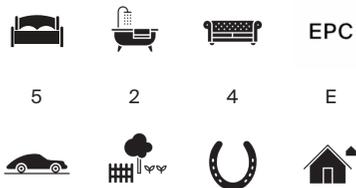
# DOG KENNEL GREEN

Ranmore Common, Dorking, Surrey, RI 15



# EQUESTRIAN PROPERTY FOR SALE IN RANMORE COMMON WITH 35 ACRES

Set within glorious countryside and surrounded by open fields and woodland, this charming period home offers a rare combination of privacy, character, and significant potential to refurbish or replace with a new dwelling (subject to planning permission).



Local Authority: Mole Valley District Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

First time on the market for over 55 years and approached via a private drive, this property is beautifully positioned within its own land and enjoys far-reaching rural views and an atmosphere of complete tranquillity.

The house was once three cottages and presents a traditional façade with generous windows overlooking the gardens and paddocks. Inside, the accommodation is warm and welcoming, with the spacious kitchen/breakfast room at its heart, though now in need of updating. Further ground-floor rooms provide flexible living and entertaining spaces, while the first floor offers five bedrooms and two bathrooms, all benefiting from attractive outlooks.

A key feature of this property—located in an Area of Outstanding Natural Beauty in the Surrey Hills—is the extensive surrounding land and impressive range of outbuildings, including barns and stables. These facilities offer excellent scope for equestrian use, workshops, storage, or future conversion (subject to planning).



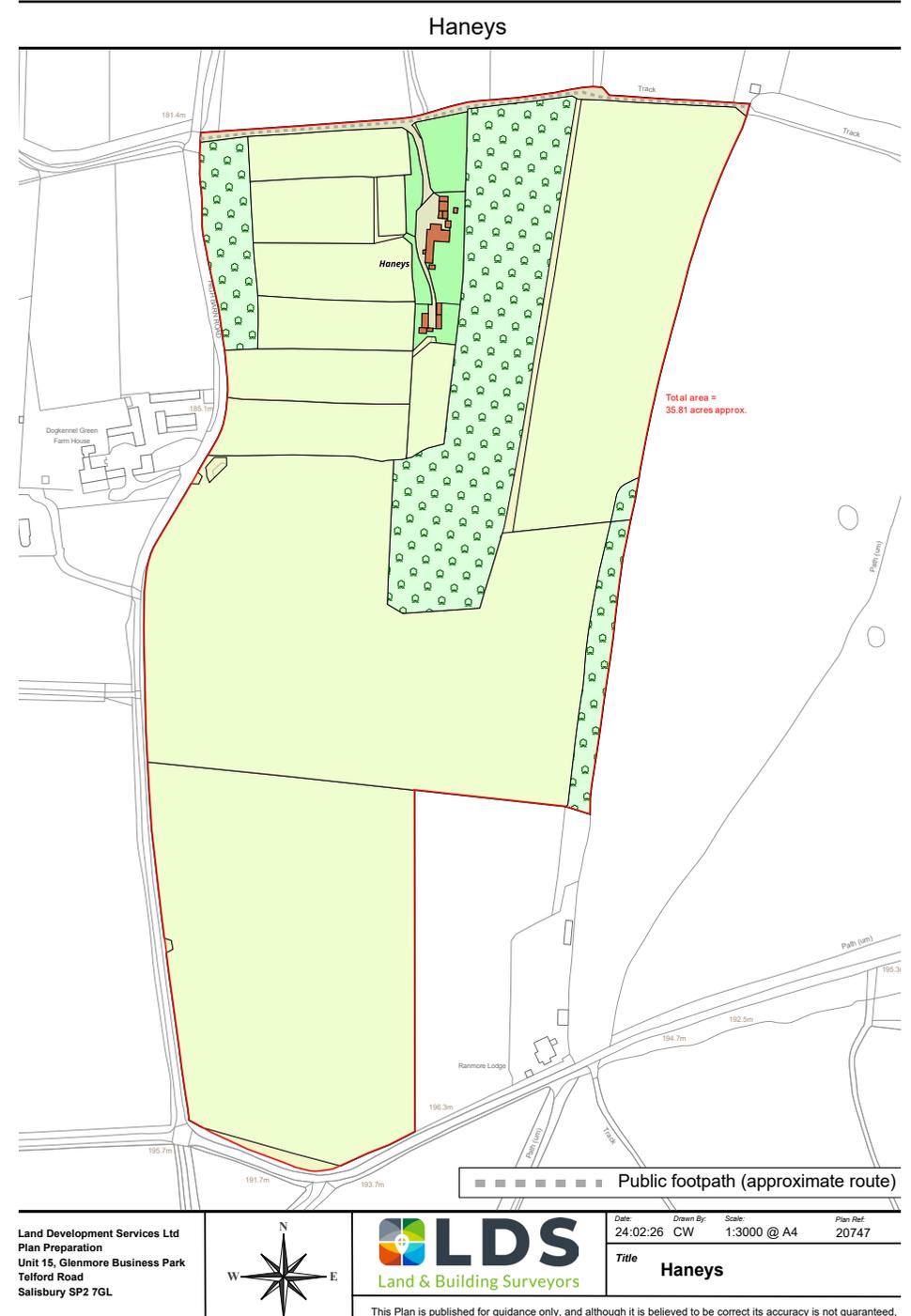








The 35 acres include open paddocks and woodland, making it ideal for buyers seeking space, seclusion, and rural amenity. Situated close to the historic town of Dorking, providing a wide range of everyday amenities, including High Street and independent retailers, coffee shops, a cinema and a theatre. Further amenities, recreational and leisure opportunities are available in the nearby towns of Epsom, Cobham, Guildford and Kingston. The surrounding countryside plays host to numerous country pubs and country houses. Denbies Vineyard, National Trust-maintained Polesden Lacey, Leith Hill and Box Hill are all close by. The closest mainline train station is Effingham Junction, which offers direct services to London Waterloo (approx. 42 minutes). There are also several excellent schools within the area, including Downsend, Manor House, Cranmore, St John's (Leatherhead), and St Teresa's (Effingham).





**Approximate Gross Internal Area**

Ground Floor 1,421 sq. ft / 132.04 sq. m  
 First Floor 1,201 sq. ft / 111.60 sq. m  
 Barn 1,207 sq. ft / 112.16 sq. m  
 Stables 692 sq. ft / 64.31 sq. m  
 Store 77 sq. ft / 7.17 sq. m  
 Total 4,599 sq. ft / 427.30 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

(Including Outbuildings)

Approximate Gross Internal Area = 427.30 sq m / 4599 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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