

Bridge End House, Ockham, Nr Cobham, Surrey





A fantastic Grade II listed family home with a **spa complex** and ancillary accommodation.

Summary of accommodation

Entrance hall | Drawing room | Family room | Dining room | Study | Bar | Kitchen/breakfast room | Utility | Boot room | Pantry | WC

Principal bedroom with adjacent bathroom and dressing room above | Six further bedrooms with two family bathrooms

Annexe

Media/games/living room | Kitchenette | Bedroom | Bathroom | Gymnasium

Spa Complex

Pool House | Steam room | Sauna | Shower and bath | WC | Changing rooms | Pool plant room

Double carport and single carport | Generator store, various log, oil and garden stores | Greenhouse

Swimming pool | Pond

In all about 1.6 acres

Distances

Cobham 3 miles, Guildford 8.5 miles, Effingham Junction Station 2 miles (London Waterloo from 40 minutes)

Woking station 6.5 miles (London Waterloo from 27 minutes)

(All distances and times are approximate)



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Situation

Bridge End House is located in the Hamlet of Ockham and is accessed on Ockham Lane. The house is approximately 2 miles from the village of Ripley, to the south-west of Cobham. Despite being wonderfully rural and private, it is easily accessible to the main arterial routes and airports. The area has exceptional road and rail communications including the A3, which is around one and half miles and the M25 (J10 - 3 miles by road). Heathrow is approximately 16 miles and Gatwick is less than 30 miles. Effingham Junction train station which offers services to London Waterloo from 40 minutes is only 1.5 miles away or Woking train station, which offers services to London Waterloo from 25 minutes, is approximately 5.9 miles, making this location perfect for commuting to London. Ripley & Cobham villages offer a range of independent shops, boutiques, supermarkets, which include Waitrose, and restaurants. The county town of Guildford has more extensive shopping and is approximately 8.5 miles away.

There is a variety of local pubs including the renowned Black Swan at Ockham. Surrey Wildlife Trust (owned by the Surrey County Council) manages Wisley Common and Semaphore Tower and lake, which provide hundreds of acres of excellent riding and hacking countryside on the doorstep.



RHS Gardens Wisley, Wisley Golf Club and Chatley Heath are approximately 1 mile away (as the crow flies). Sporting and recreational facilities are widely available, including racing at Epsom and Sandown and Polo is available at Guards Polo Club, Hurtwood Park and the Royal County of Berkshire Polo Club. Many of the South East's most famous and high quality golf courses are nearby, including Wisley, Sunningdale, Beaverbrook, Wentworth, St Georges Hill and the RAC Country Club.

There are many outstanding and well regarded schools in the area such as St. George's at Weybridge, Parkside, ACS International, Reeds, and Feltonfleet in Cobham, The Dutch School at Woking, RGS Guildford, Guildford High School and Charterhouse in Godalming. Other very good schools in the area include Danes Hill School and Downsend School.

The property

Bridge End House is a much loved and stunning family home dating back to the late 16th century with later additions in the 1770s and more recently in the 1930s. The main house has spacious and versatile accommodation with five reception rooms and seven bedrooms

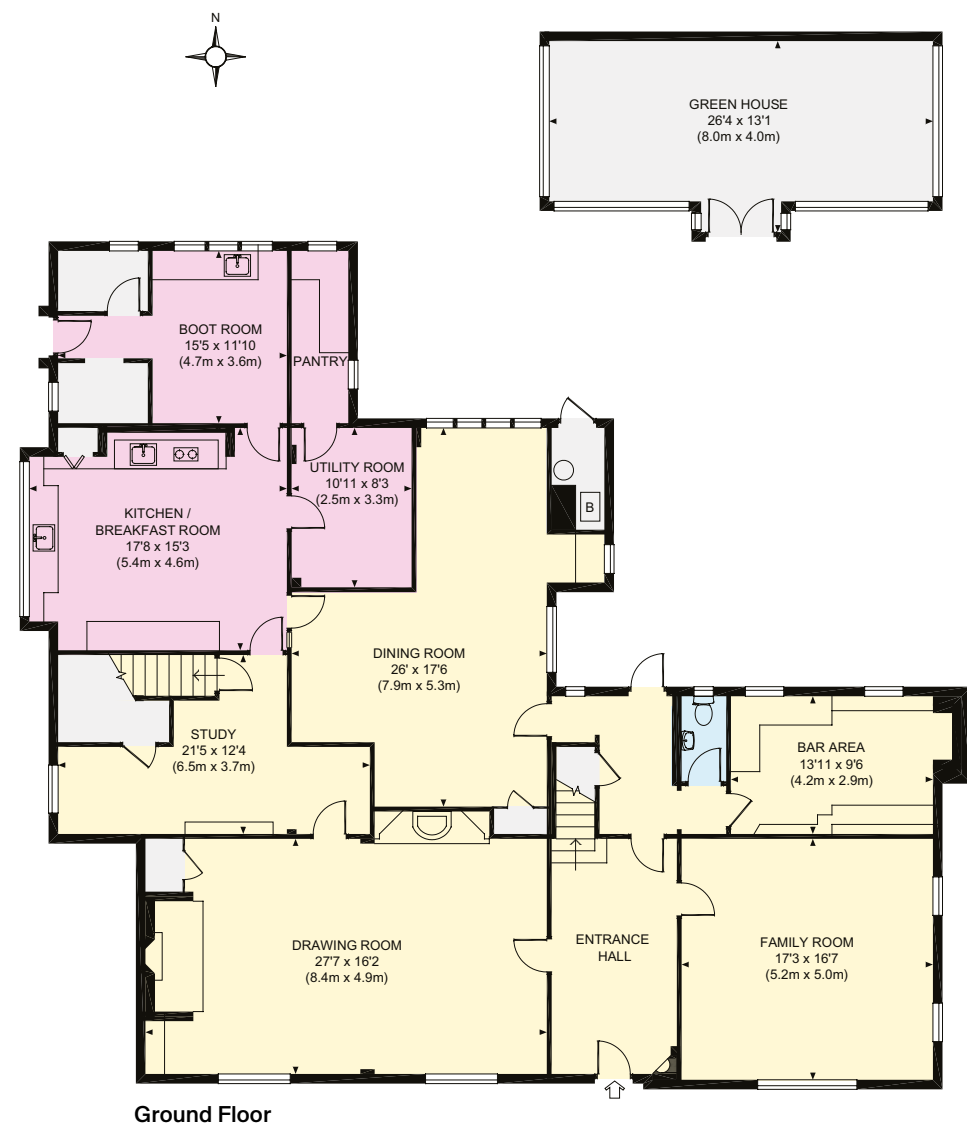




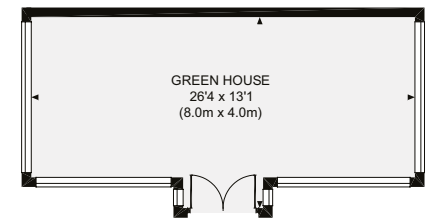
Approximate Gross Internal Floor Area
 4959 sq ft / 460.7 sq m
 Outbuildings: 2714 sq ft / 252.2 sq m
 Total: 7673 sq ft / 712.9 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

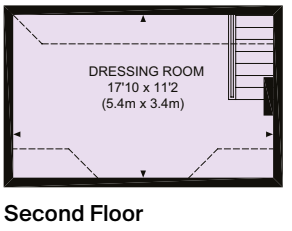
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

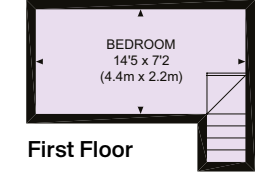
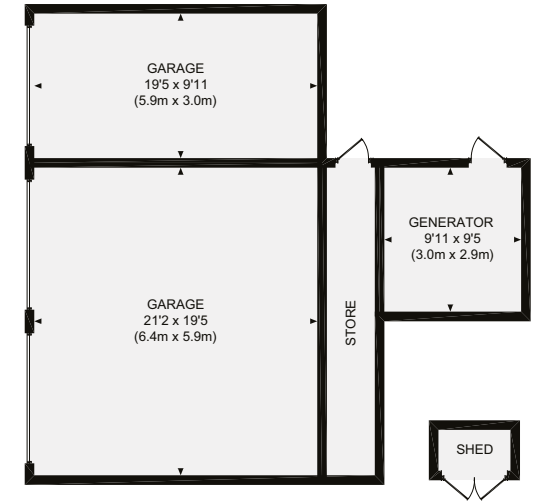
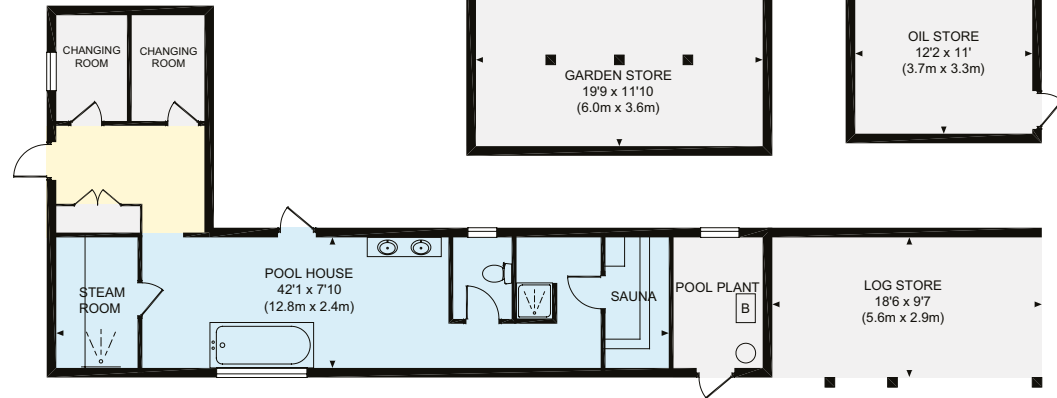


First Floor



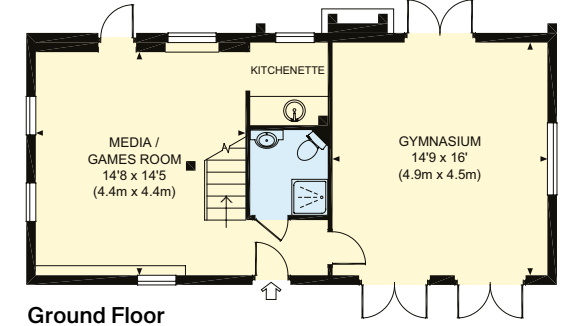
Second Floor

Spa Complex

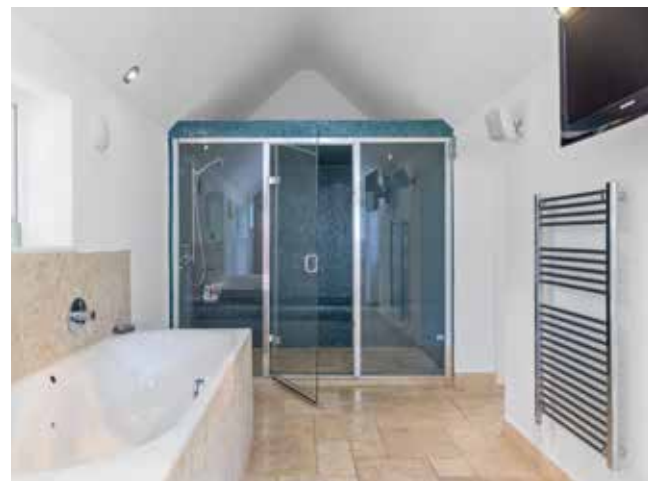


First Floor

Cottage/Annexe



Ground Floor







In addition to the main house there is an annexe which is currently used for further recreational hobbies set up as a media/games room and a large gymnasium. This annexe has a kitchenette, bathroom and bedroom so could be used as a spacious two bedroom cottage (STPP). In addition there is a spa complex located next to the outdoor swimming pool which comprises steam room, sauna, shower, bath and further changing facilities

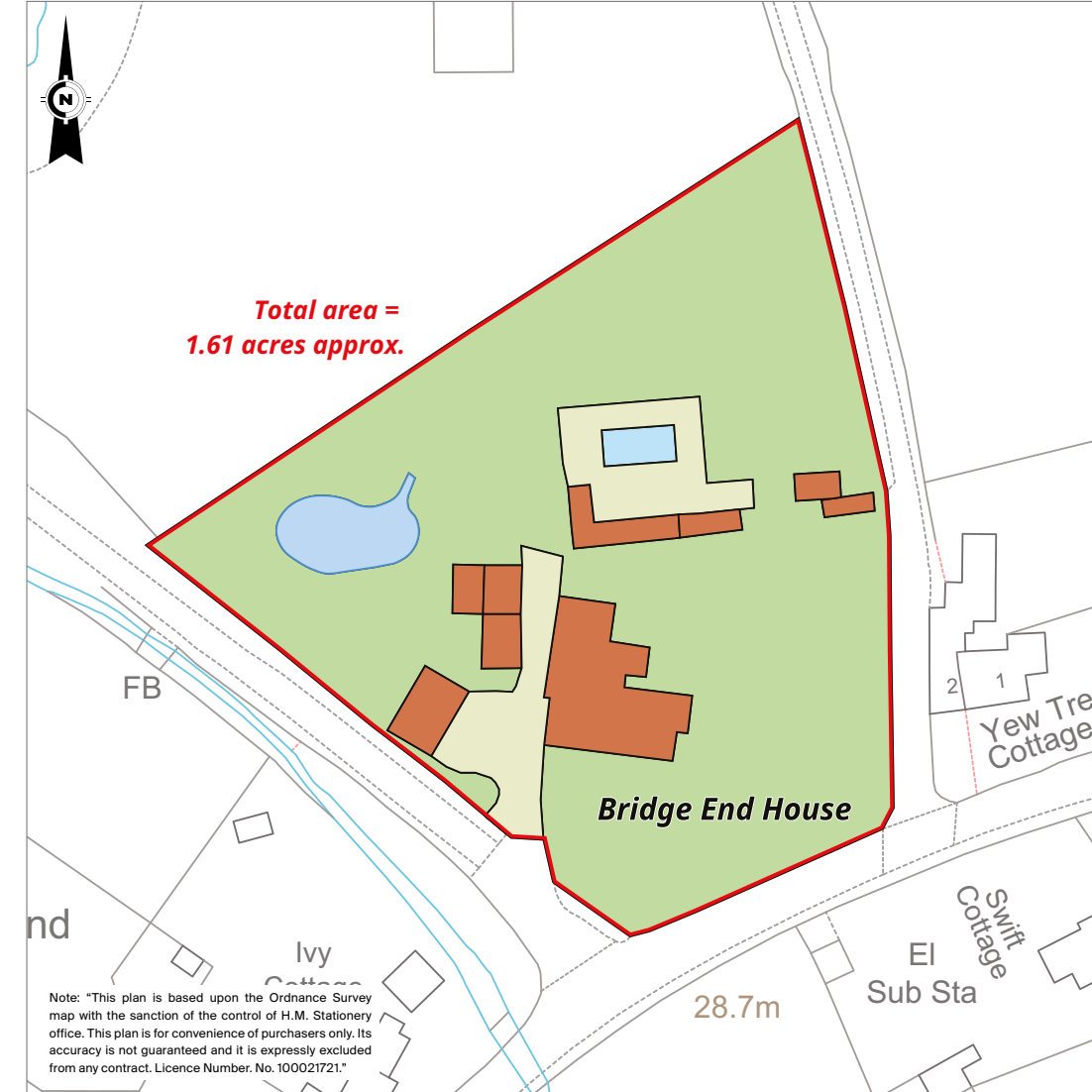
Gardens and grounds

The gardens and grounds extend to around 1.6 acres. The formal gardens surround the main house with a pond to the rear of the property and a paddock beyond the greenhouse and swimming pool.

Directions (GU23 6NS)

From the M25/A3 Junction 10 take the A3 signposted towards Guildford, do not leave the sliproad, and instead turn left down Old Lane. Continue down this lane for around a mile. Turn right at the junction with the Black Swan pub on your left hand side. Continue down Ockham Lane for around 0.6 miles and Bridge End House will be found on your left hand side.





Services

The current owners have informed us that the house has mains electricity and water. There is oil fired central heating and private drainage.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council 01483 505050

Council Tax: Bridge End House – Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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