

The Chalet

Ockley, Dorking, Surrey



The Chalet

Ockley, Dorking, Surrey

A wonderful opportunity to build a new home .

Accommodation

Kitchen/dining room | Sitting | 2 Bedrooms | Family shower room

Planning permission for a 2 storey replacement dwelling

Woodshed

In all approximately 0.6 acres



Guildford

2-3 Eastgate Court, High Street,
Guildford, Surrey GU1 3DE

Tel: 01483 565 171

guildford@knightfrank.com

knightfrank.co.uk

Situation

Ockley lies to the south of Leith Hill, in the Surrey Hills to the east of Cranleigh and south of Dorking. The surrounding villages benefit from local amenities catering for day to day needs, village stores, post offices, churches, hotels, restaurants, garages and excellent local schools. The surrounding countryside and villages are ideal for walking, cycling and riding.

(Distances and times approximate)

Shopping

Ockley - 0.6 miles

Dorking - 8.2 miles

Cranleigh - 8.1 miles

Guildford - 14.6 miles

Central London - 34.2 miles

Schools

St Catherine's, Bramley

Duke of Kent, Ewhurst

Belmont, Holmbury St Mary

Cranleigh School

Cranmore, West Horsley

Charterhouse, Godalming

St Teresa's, Effingham

Royal Grammar School, Guildford

Guildford High School

George Abbot, Guildford

Lanesborough, Guildford

Tormead, Guildford

Communications

Trains: Ockley station 2.2 miles (London Waterloo from 67 minutes), Dorking 8.9 miles (London Waterloo from 56 mins)

Roads: A24 south 2.9 miles, M25 (junction 9) 14.3 miles

Airports: London Heathrow 34 miles, London Gatwick 13.5 miles



Amenities

Racing: Goodwood, Epsom, Lingfield, Brighton

Polo: Cowdray Park, Hurtwood Park

Golf: Dorking, Cranleigh Golf and Leisure, Gatton Manor, Betchworth Park, Clandon Regis

Sailing: Chichester Harbour, Brighton Marina

The Chalet

The Chalet comprises a timber frame and timber clad single storey building in a delightful position, set well back within its plot being the penultimate property on a dead end lane and with views over the surrounding countryside.

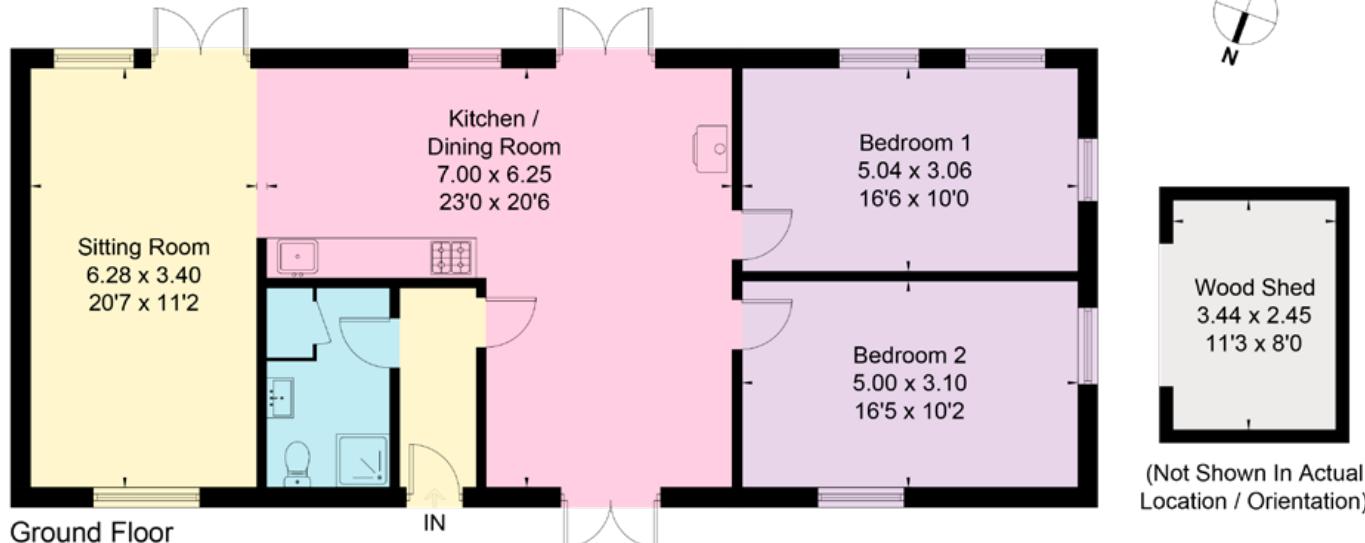
Planning permission ref MO/2021/0714 allows for a replacement home of circa 2,551sqft GIA sited in the centre of the plot.

Incoming purchasers are now afforded the opportunity to live on site in the existing chalet while the replacement is built. Subject to a revised planning application, purchasers can revisit the approved scheme with a re-design.

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

EXISTING FLOOR PLAN
Approximate Gross Internal Floor Area
1,074 sq ft / 99.8 sq m
Wood Shed: 91 sq ft / 8.0 sq m
Total: 1,065 sq ft / 107.8 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.



Ground Floor



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated September 2021. Photographs and videos dated September 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Outside

The house sits well within its own land which comprises primarily of sweeping lawns and drive lined with mature specimen trees. The boundaries are fenced together with substantial hedges.

Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

EPC

Rating: E

Local Authority

Mole Valley Borough Council – 01306 885001

Directions (RH5 5TF)

From Dorking head south on the A24. At the Bear Green 'roundabout' continue south on the A24. After 2.1 miles at the Clarke's Green roundabout, head north up the A24. After 0.5 mile turn left into Coles Lane being the B2126. After 1.3 miles turn left onto Stane Street being the A29. Proceed south through Ockley for 0.5 miles, then turn left into Friday Street. Proceed along Friday Street for 0.4 mile, then turn left in Vann Farm Road and entrance to The Chalet will be found after 0.1 mile.

Viewing

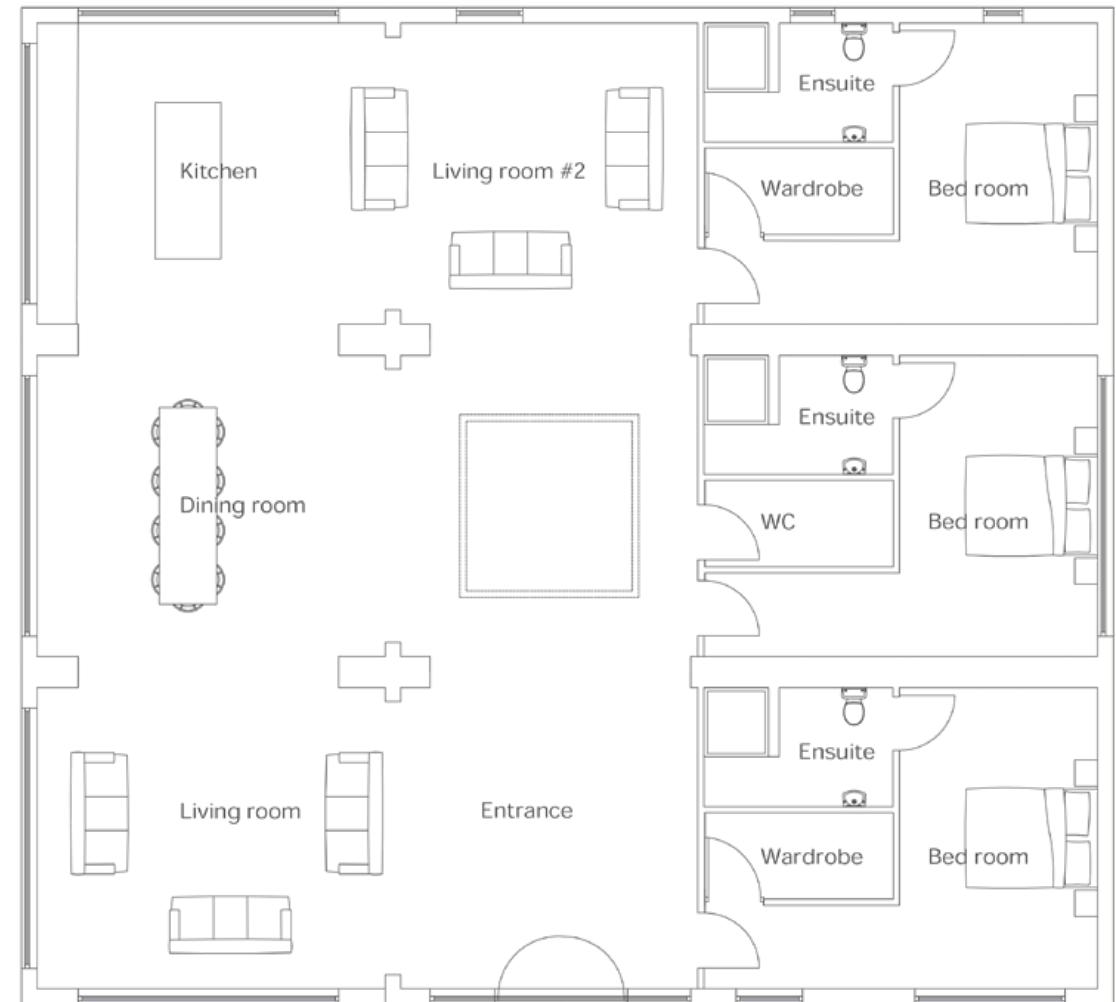
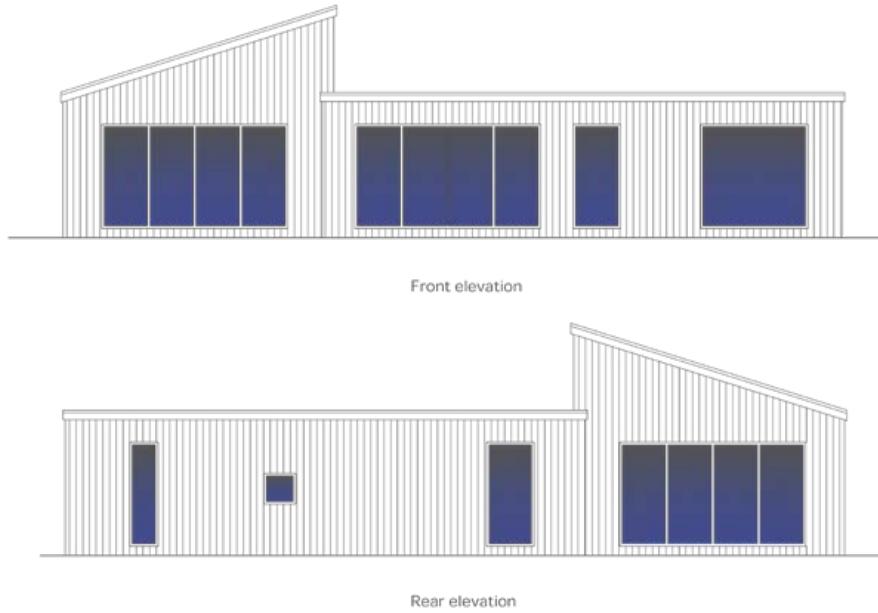
Viewing is strictly by appointment through Knight Frank.



Your partners in property for 125 years.

PROPOSED FLOOR PLAN
Approximate Gross Internal Floor Area
2,551 sq ft / 236.9 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.



Floor plan



 Knight
Frank