

# The Chalet

Ockley, Dorking, Surrey





# The Chalet

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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.

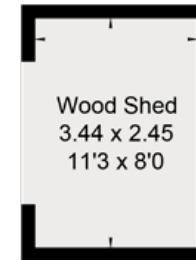
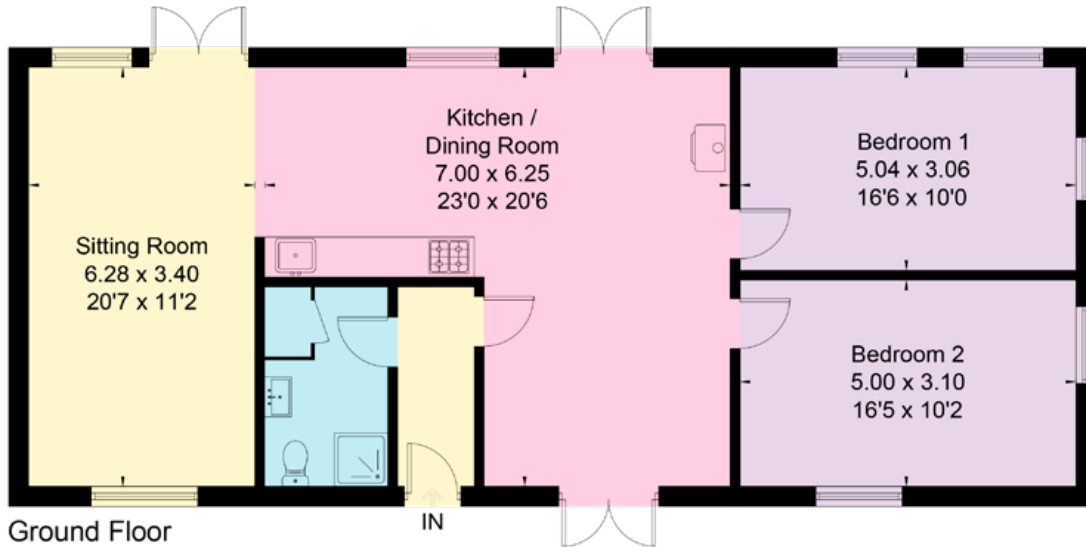
Planning permission ref MO/2021/0714 allows for a replacement home of circa 2,551sqft GIA sited in the centre of the plot. Incoming purchasers are now afforded the opportunity to live on site in the existing chalet while the replacement is built. Subject to a revised planning application, purchasers 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.



(Not Shown In Actual Location / Orientation)



## 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.



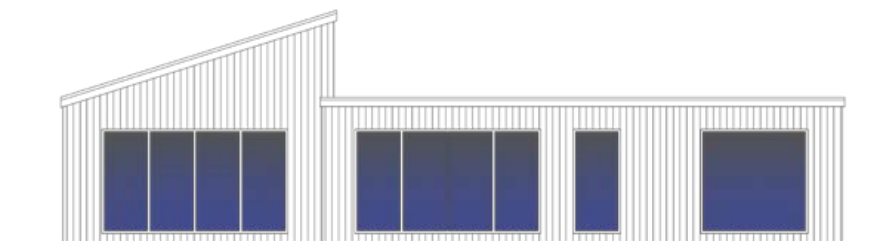
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

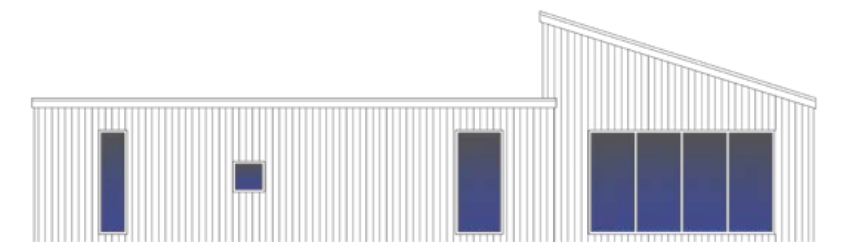
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**PROPOSED FLOOR PLAN**  
**Approximate Gross Internal Floor Area**  
**2,551 sq ft / 236.9 sq m**

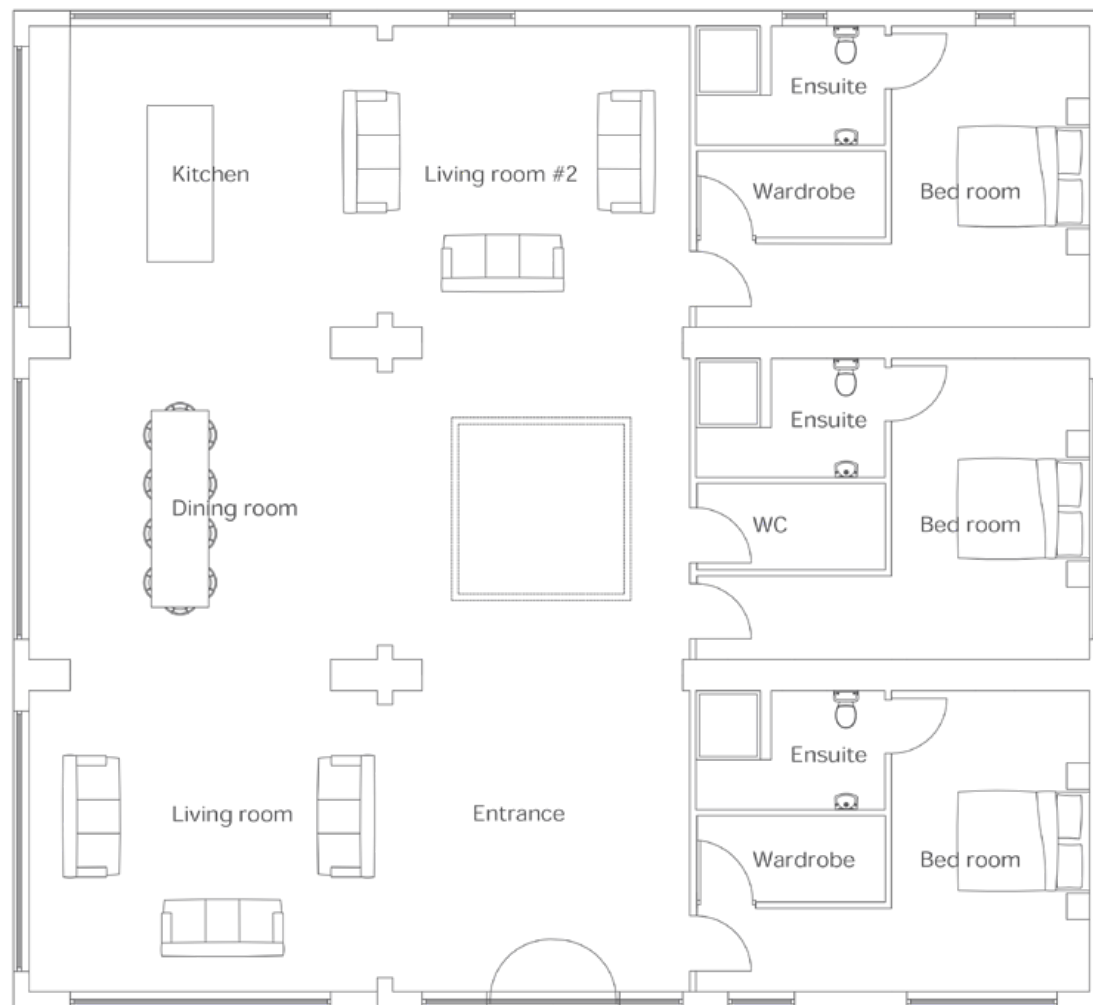
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Front elevation



Rear elevation



Floor plan



