

Wickland, Forest Green, Surrey



A generously proportioned handsome home with amazing views and ancillary accomdation in an enviable village edge situation.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Dining room | Drawing room
Family room | Study | Kitchen | Sitting room | Cloakroom

First Floor: Four bedrooms (one with en suite bathroom)
Family bathroom

Lower Ground Floor: Utility room | Pantry

Annexe

Open plan kitchen and sitting room
one bedroom and bathroom

Garden and Grounds

Mature gardens | Paddock | Double garage | Store

In all about 2.59 acres



Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Grillo
01483 565171
james.grillo@knightfrank.com

Situation

Situated within the Surrey Hills Area of Outstanding Natural Beauty, the ancient hamlet of Forest Green enjoys an enviable location on the edge of The Weald and at the foot of Holmbury and Leith Hills, two of Surrey's most well-known beauty spots.

The hamlet is conveniently placed, being almost equidistant from Dorking, Guildford and Horsham and with easy access, via the A24, to the M25, London, Heathrow and Gatwick airports. There is a main line station at Ockley (about 4 miles), with journey times to London of around one hour. Faster and more frequent services are available from Guildford or Dorking.

Forest Green is well known for The Parrot public house, which is over 400 years old, arguably one of the best pubs in the county, which offers excellent dining and is the hub of the community, neighbouring Butchers Hall and Country Grocer, overlooking the cricket green. Nearby is the biggest village in England, Cranleigh, which provides a good selection of shops, including a Marks and Spencer, Sainsbury's and a department store, whilst Guildford and Horsham offer more extensive ranges of shopping, leisure and cultural amenities.

This part of Surrey enjoys a wide choice of good schools, including Hurtwood House, Duke of Kent, Farlington and Cranleigh School. Recreational opportunities include golf at several local clubs, polo at Ewhurst, racing at Epsom and Sandown Park plus shooting and fishing at various local venues. In addition, the surrounding area provides for unrivalled walking, cycling, and riding in some of England's most beautiful countryside.



Distances

Cranleigh 4.5 miles, Abinger Hammer 5.2 miles, Guildford 13.9 miles, Central London 36.4 miles, Dorking station 10.5 miles (London Victoria 56 mins)

Guildford mainline station 13.6 miles (London Waterloo 35 mins), M25 (Junction 10) 15.7 miles

Heathrow Airport 32.2 miles, Gatwick Airport 15.1 miles.

(Distances and times approximate)

Wickland

Wickland is a fabulously and sympathetically modernised Yeoman's farmhouse with generous Victorian proportions. In addition to the wonderful formal and informal spaces of the original house comprising dining room, drawing room, family room and kitchen, there is a superb lower-level modern sitting room. The house also benefits from a study, utility room and pantry.

On the first floor there are four wonderful bedrooms, one being ensuite, with substantial ceiling heights and extensive views over the surrounding countryside.





Approximate Gross Internal Floor Area
Main House: 3,322 sq ft / 308.60 sq m
Garage: 272 sq ft / 25.24 sq m
Outbuilding: 192 sq ft / 17.86 sq m
Annexe: 461 sq ft / 42.80 sq m
Total: 4,247 sq ft / 394.50 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.



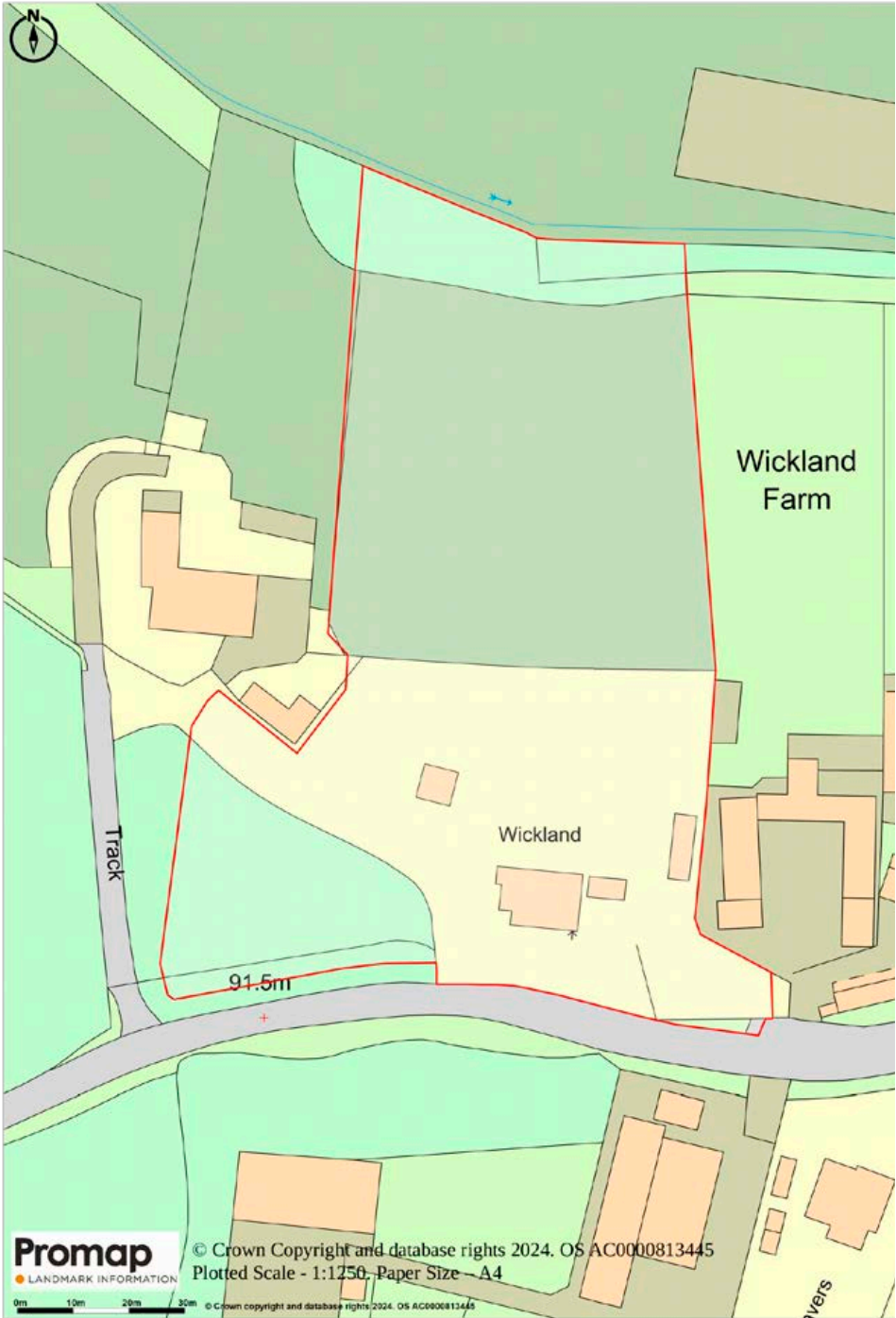


Ancillary Accommodation and Outbuildings

To one side of the back garden is a brilliantly appointed annex comprising a bedroom, kitchen/sitting room and a bathroom. There is also a double garage and store within the grounds.

Garden and Grounds

The house is approached via a part shared sweeping drive through delightful and mature gardens with specimen shrubs and splendid trees. To the rear of the house is a massive sweeping lawn beyond which is the paddock.



Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Mole Valley District Council. 01306 885001. Band G

Energy Performance Certificate Rating: Band E **Postcode:**

RH5 5SQ

What3words: ///moped.collects.schooling

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

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/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated August 2023.

All information is correct at the time of going to print. 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 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.



