



Wickland, Forest Green, Surrey

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

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### 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**



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## 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

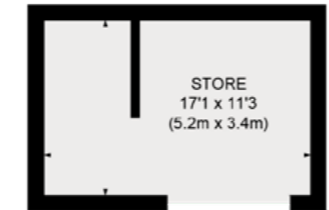
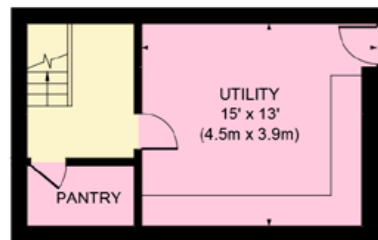
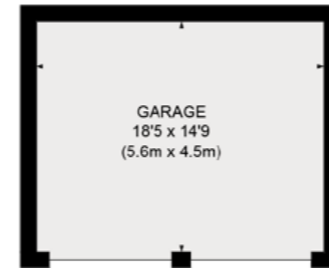
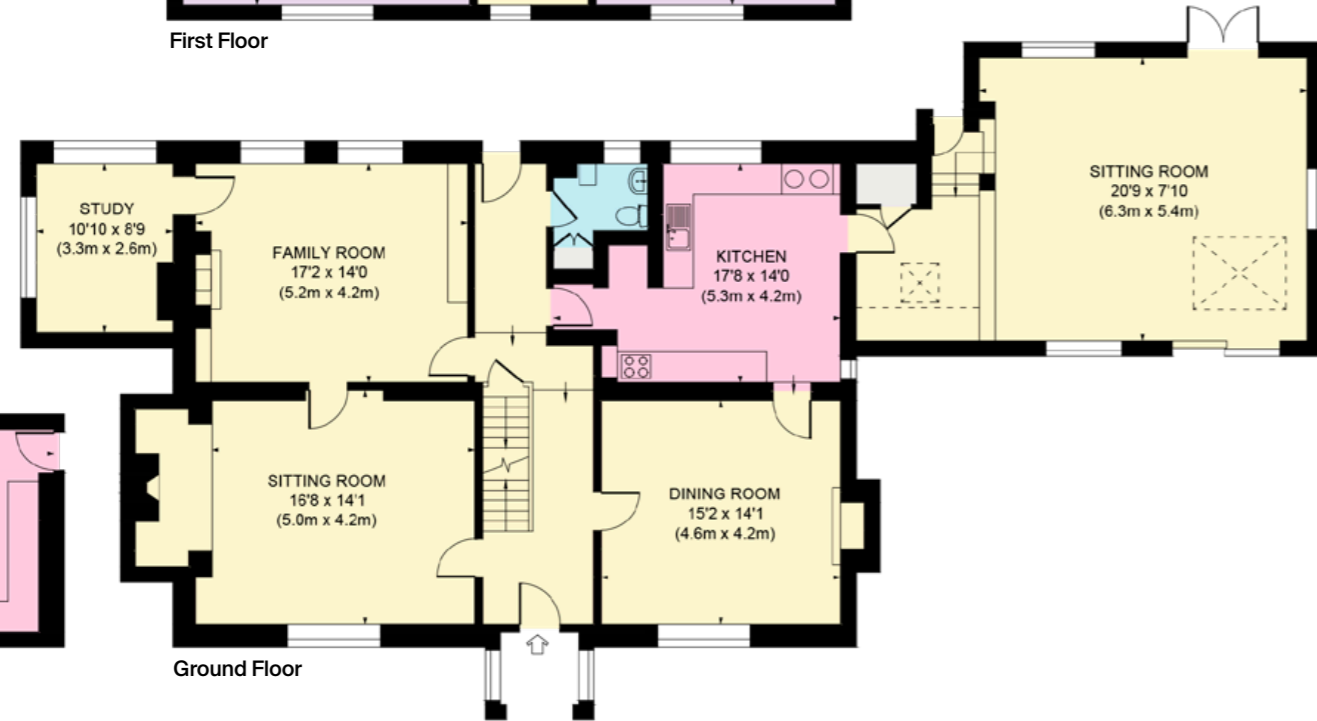
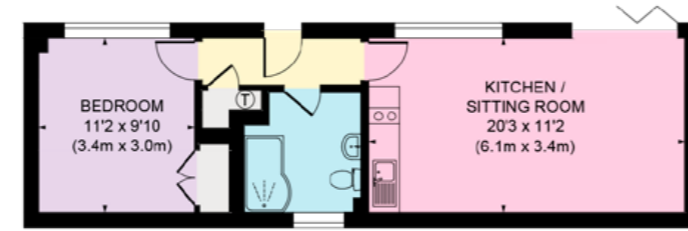
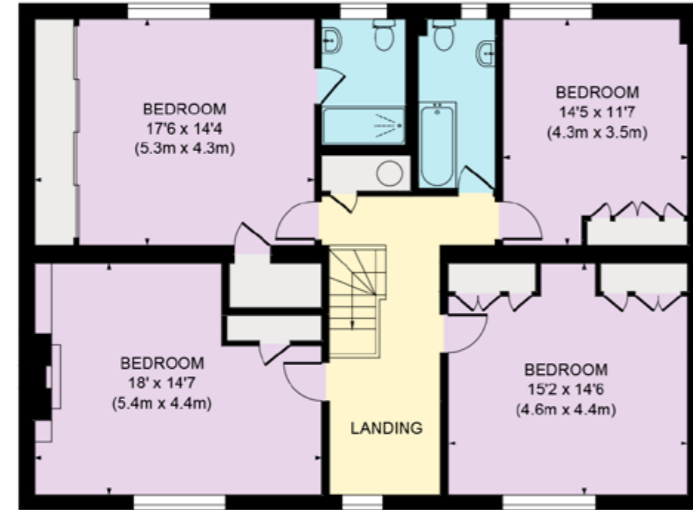
Main House: 3,322 sq ft / 308.60 sq m

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





Annexe

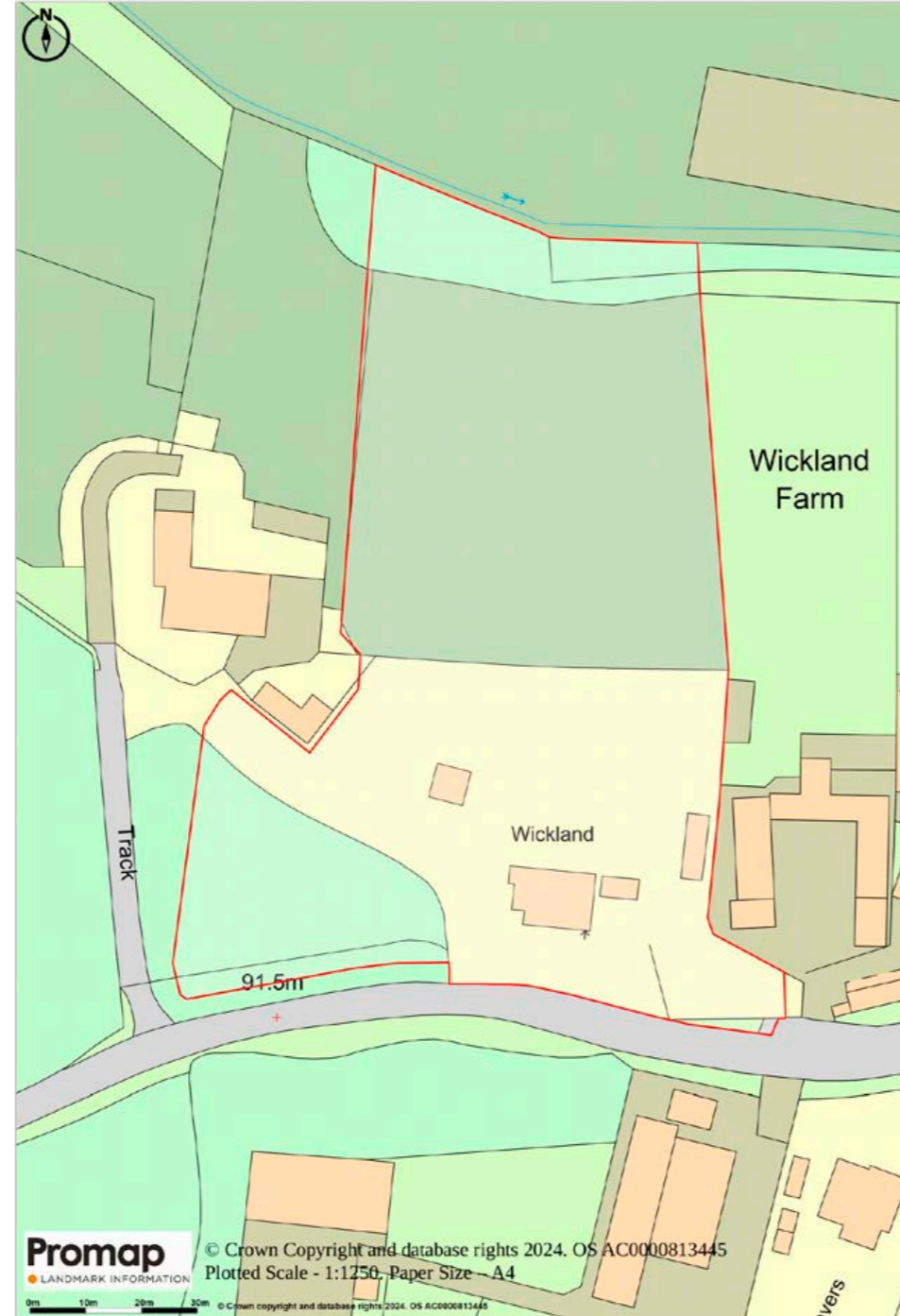
Annexe

### 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 gas 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.

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