



PILGRIMS

Ockley, Dorking, Surrey



SAT IN AN ELEVATED, PRIVATE POSITION, WITH VIEWS ONTO A TRANQUIL LAKE

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen | Study/bedroom | Gym | Utility room

First Floor: Principal bedroom with en suite shower room and walk-in wardrobe
Three further bedrooms (one en suite) | Family bathroom

Garden and Grounds: Attached single garage | Workshop

In all about 1.44 acres

Distances: Ockley 2.4 miles, Dorking 9.2 miles, Horsham 10 miles, Guildford 16.5 miles
Ockley Station 1.5 miles (from 1h 07 mins to London Waterloo), Central London 32.5 miles
A3 (Junction 10) 21.8 miles, M25 (Junction 9) 15.3 miles
Heathrow Airport 36.9 miles, Gatwick Airport 14.4 miles
(All distances and times are approximate)



SITUATION

The house is located in a fabulously private position on south of the village of Ockley, on a private lane adjacent to a lake owned and managed by the local Wildlife Trust. The house enjoys fabulous views over the adjoining lake to Leith Hill beyond. Ockley offers a farm shop, public house and train station.

The Surrey Hills is an Area of Outstanding Natural Beauty and offers fine walking and riding along many footpaths and bridleways. More comprehensive shopping and recreational facilities are available in the larger centres of Cranleigh, Horsham, Dorking and Guildford.

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

Amenities

Racing: Goodwood

Polo: Cowdray Park

Golf: Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, Gatton Manor, Betchworth Park, Clandon Regis

Sailing: Chichester Harbour





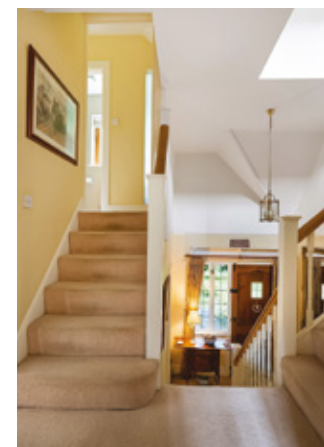
PILGRIMS

Pilgrims is a well-appointed home, set in an elevated position with a beautiful outlook over a tranquil lake, offering a wonderfully peaceful setting. The accommodation is arranged predominantly over two floors and has been meticulously maintained by our clients.

The kitchen features a central island and double doors opening onto the rear garden. Adjacent to the kitchen is the sitting room, complete with a central log burning stove and a bay window, also enjoying views over the garden. The ground floor further comprises three additional reception rooms, a utility room and a cloakroom.

On the first floor, the property offers four generously sized bedrooms, one of which benefits from an en suite shower room. There is also a separate family bathroom and an additional shower room.







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



Approximate Gross Internal Area = 234.4 sq m / 2523 sq ft
Garage = 15.4 sq m / 166 sq ft
Workshop = 14.4 sq m / 155 sq ft
Total = 264.2 sq m / 2844 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Pilgrims is approached via a private road, behind electric gates, leading to a sweeping gravel driveway that provides ample parking. A wonderful feature of the property is the private, direct access to a large lake at the bottom of the garden, which has been fenced off from the main garden.

The plot is generous, extending to approximately 1.5 acres. A large sandstone terrace wraps around the house, and there is a small pond to the rear. The garden is mainly laid to lawn, complemented by a variety of well-stocked flower beds with specimen plants and flowers. Mature trees border the garden, creating a strong sense of privacy. There is also a single garage which is attached to the property.





PROPERTY INFORMATION

Tenure: Freehold

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

Local Authority: Mole Valley: 01306 885001

Council Tax: Band G

EPC: D

Directions

Postcode: RH5 5NS

What3words: ///nibbled.slacker.dentures

Viewings: Viewing is strictly by appointment through Knight Frank.

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