



## 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) 5.3 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





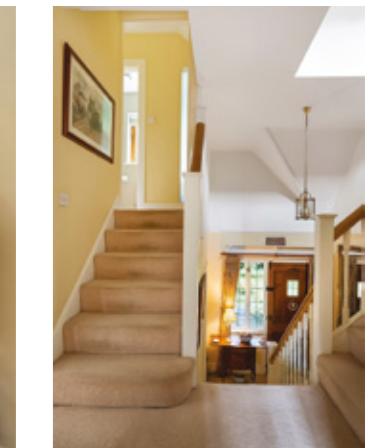
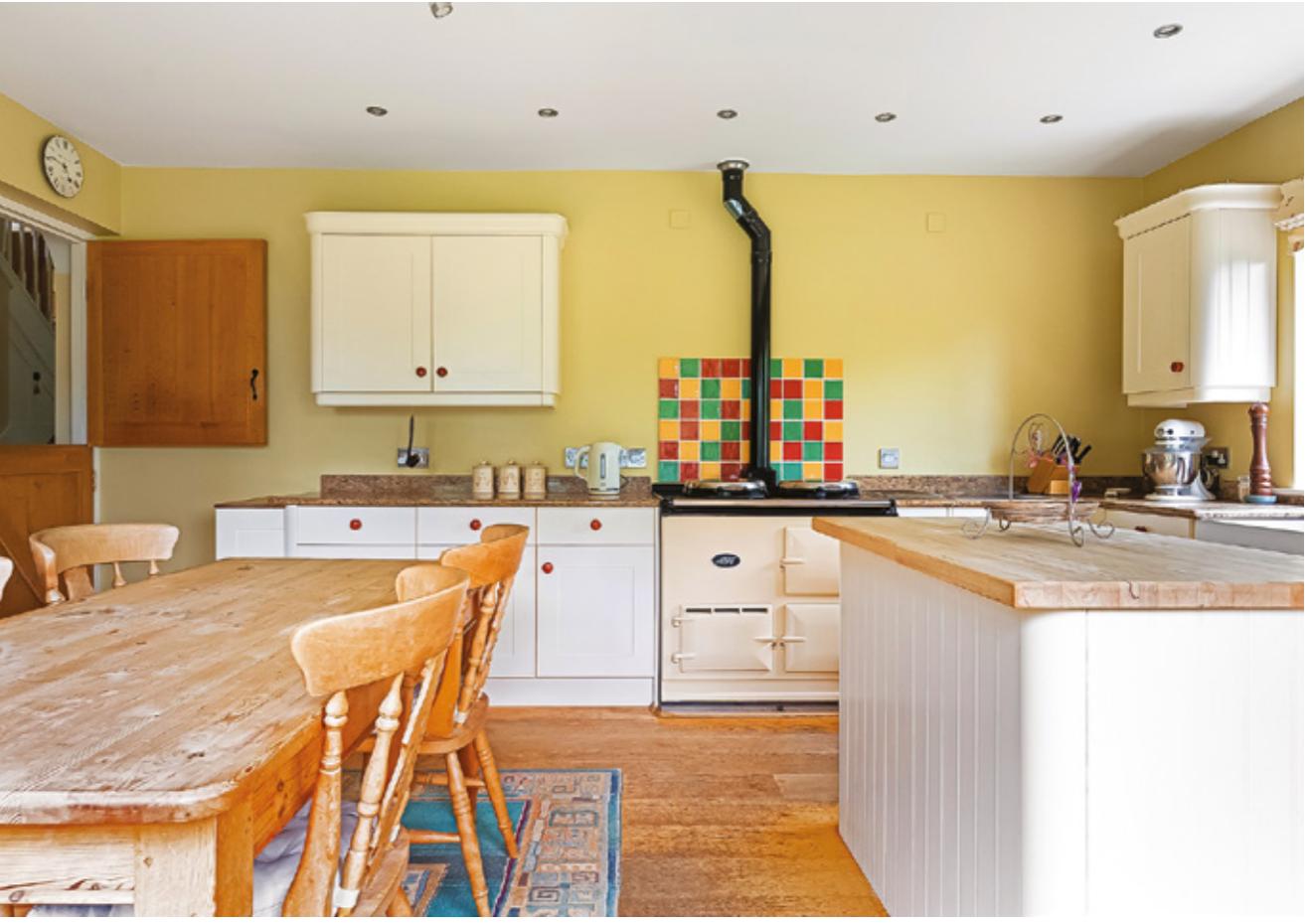
## PILGRIMS

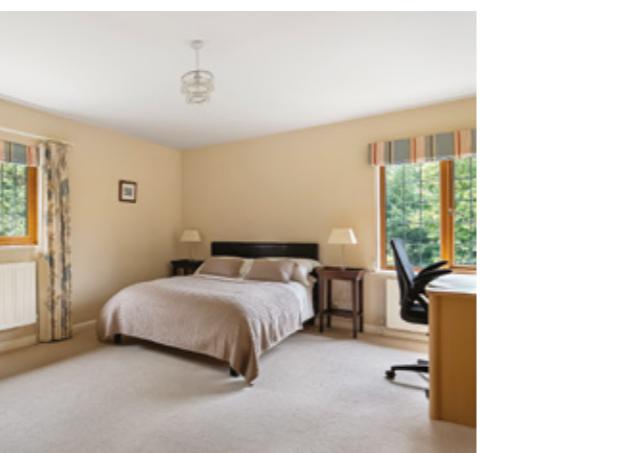
Pilgrims is a well-appointed home, set in an elevated position with a beautiful outlook over a tranquil lake, offering a wonderfully peaceful setting. The accommodation is arranged predominantly over two floors and has been meticulously maintained by our clients.

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.

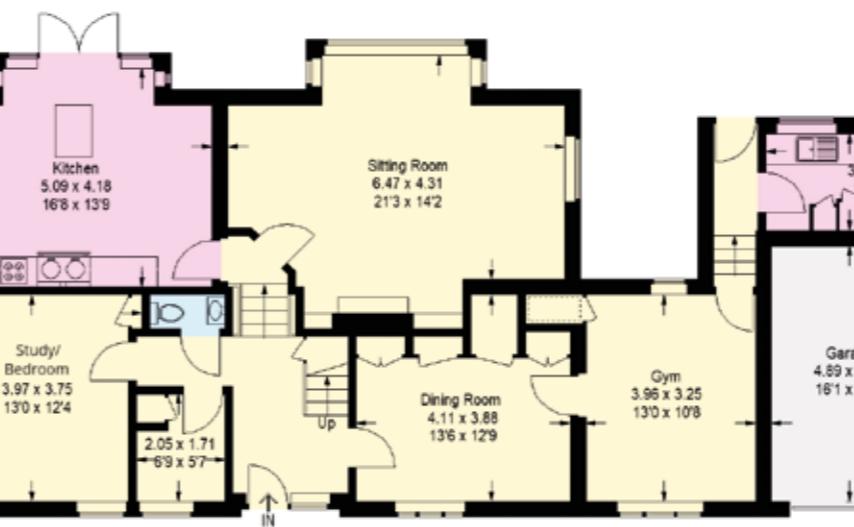
On the first floor, the property offers four generously sized bedrooms, one of which benefits from an en suite shower room. There is also a separate family bathroom and an additional shower room.







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



Ground Floor



First Floor

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 or to exact. 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.

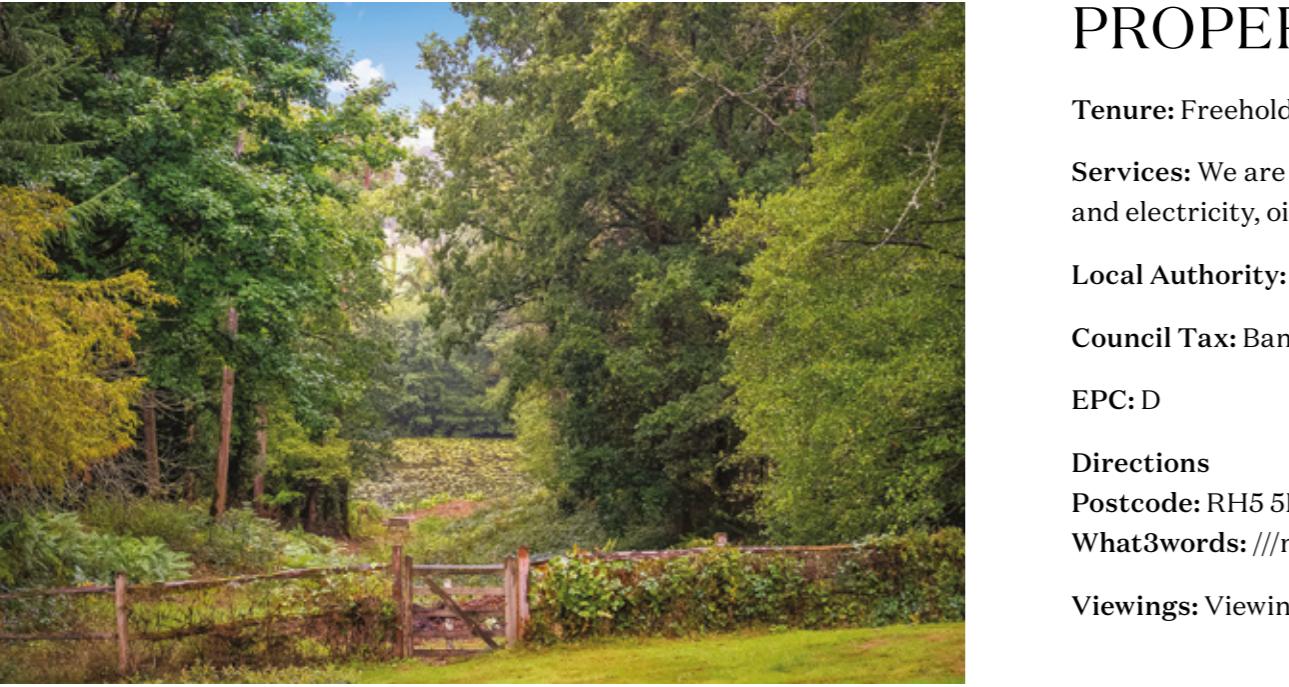


## GARDEN AND GROUNDS

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.





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**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.

