

Parkland Farmhouse, Ockley, Surrey





An incredibly attractive farmhouse with outbuildings, gardens and grounds.

Summary of accommodation

Main House

Sitting room | Dining room | Kitchen/breakfast room

Utility room | Family bath & shower room

Four bedrooms | Dressing room | Study

Garden and Grounds

Lawned garden | Specimen and fruit trees

Outbuildings

Cart barns | Store | Garage | Chicken pen | Granary

In all about 1.32 acres



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Situation

The property is located in a fabulously private position to the west of the village of Ockley, at the end of its own drive. The house is situated towards the centre of its gardens and grounds with fabulous views across the surrounding countryside. 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.

Locally schools include St Catherine's in Bramley, Duke of Kent in Ewhurst, Belmont in Holmbury St Mary, Cranleigh School in Cranleigh, Cranmore in West Horsley, Charterhouse in Godalming, St Teresa's in Effingham, Royal Grammar School, Guildford High School, George Abbot, Lanesborough and Tormead in Guildford.

Distances

Local villages and towns include Ockley Village Hall 2.3 miles, Horsham 8.8 miles, Dorking 9 miles, Cranleigh village centre 7.2 miles and Guildford 13.9 miles. In addition central London is about 36.3 miles to the north.

Train stations: Ockley 3.6 miles (London Victoria from 57 minutes), Guildford 14.6 miles (London Waterloo from 35 mins), Dorking Station 9.9 miles (London Waterloo from 56 mins).

Roads: A24 3.8 miles, M25 (Junction 9) 16 miles

Airports: London Heathrow 35.4 miles, London Gatwick 15 miles

(Distances and times approximate)



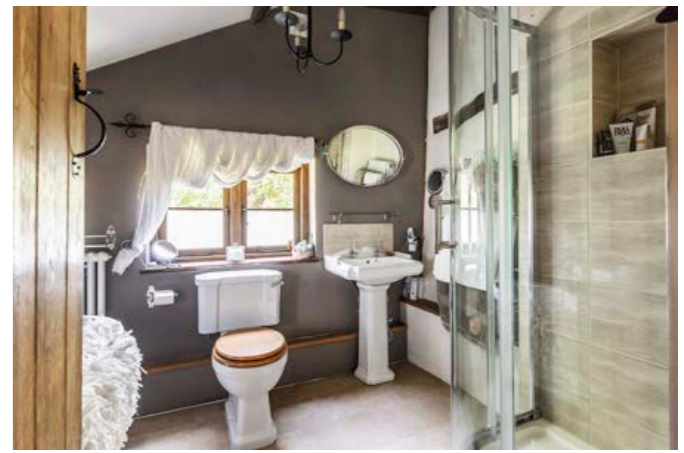
Parkland Farmhouse

Parkland Farmhouse is an incredibly attractive Grade II Listed farmhouse situated in the midst of its own grounds at the end of its own private drive. Parkland Farm won the Surrey Historic Buildings Trust Heritage Awards in 2019 and in 2022 won Best Listed Home in Period Living Magazine's Homes of the Year Awards and was featured in the magazine in August 2023. The house comprises a number of delightful formal and family reception rooms as well as a charming kitchen/breakfast room, superb utility room and generous family bath and shower room. Attached to one side of the house is an open fronted lean-to housing a hot tub.

On the first floor there are three bedrooms a dressing room and study with the fourth bedroom being on the second floor.









Outbuildings

Adjacent to the drive is an open fronted cart barn and store, there is also a garage, a further cart barn and chicken pen. Beyond these buildings is a Granary renovated to a prize winning standard by the vendors.



Garden and Grounds

Surrounding the house are wonderful gardens primarily laid to lawn and interspersed with specimen and fruit trees as well as shrubs.

Approximate Gross Internal Floor Area

Main House: 2,000 sq ft / 185.8 sq m

Outbuildings: 1,259 sq ft / 117.0 sq m

Total: 3,259 sq ft / 302.8 sq m



Property Information

Tenure: Freehold.

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

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

Directions (Postcode: RH5 5PE)

From Dorking, take the A24 in a southerly direction and at the Beare Green roundabout take the A29 towards Ockley. After 2.4 miles, turn left into the B2126 being Coles Lane. After 2.1 miles turn right at the 'T' junction on to Stane Street. Head south and after 0.9 miles, turn right into Cathill Lane. In 0.4 miles at the next 'T' junction, turn right on to Mole Street. Head north for 0.5 miles and then turn right into the drive.

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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