Wollards Farm
Mayes Green, Ockley, Dorking, Surrey RH5 5PN

An attractive and well proportioned family home, with a range of outbuildings, set in just under 9 acres of delightful gardens, a paddock and field, with stunning views towards Leith Hill.

Ockley 3 miles, Cranleigh 4.3 miles, Horsham 8.7 miles, Dorking 10.7 miles, Guildford 13 miles, Gatwick 15.6 miles

Hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Utility | Shower & cloakroom | Master bedroom | 4 further bedrooms | 2 bathrooms | EPC rating D

Delightful gardens & grounds of 8.76 acres
Outbuildings: Main barn | Double garage | Stable block | Barn | Storage sheds & summer house

The property
Believed to date, in parts, from the late 1800’s, Wollards Farm has been improved and extended over the years to become a fabulous family home, with stunning views towards Leith Hill and the surrounding countryside. Features of note include an impressive Inglenook fireplace in the Drawing room, fully fitted kitchen with lantern roof, granite worktops, integrated Neff appliances and Hotpoint fridge drawers, exposed timbers and brickwork and wood latch doors. The property is approached via a courtyard parking area, with double garage, stable block, Main Barn (we believe there is potential to develop the Main Barn, subject to the usual planning consents & approvals) and, to the rear of the courtyard, a further Barn and former pigsties, now storage sheds. The formal gardens are mainly laid to lawn with attractive flower and shrub borders, vegetable and fruit cage and small orchard. To the rear of the property the paved terrace provides the perfect area for outside entertaining and enjoying the stunning views, with the heated swimming pool completing the lifestyle. The paddock and field have separate accesses from the road.

Location
Wollards Farm is situated in a delightful rural location about 3 miles from the village of Ockley with its two pubs, Church, service station and Village Greens Farm Shop. The larger village of Cranleigh is nearby offering an excellent range of retail and recreational facilities, including the vibrant Cranleigh Arts Centre. For more comprehensive amenities both Horsham and Guildford are easily accessible and offer main line train services to London, as does Dorking and the local station at Ockley. There are a number of good schools in the area, in both the state and private sector, including, Duke of Kent, Farlington, Hurtwood House & Cranleigh. The Surrey Hills are close by for walking and hiking, or simply enjoying the stunning views of the surrounding countryside. There is golf at Dorking Golf Club & Gatton Manor Golf & Country Club.

General
Local Authority: Mole Valley District Council
01306 885001
Services: Mains electricity & water, oil fired central heating, private drainage.
Agents note: Photos taken Summer 2013
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Horsham
35 Carfax, Horsham RH12 1EE
01403 246790
horsham@struttandparker.com
struttandparker.com

55 offices across England and Scotland, including 10 offices in Central London

Directions
From Horsham take the A281 towards Guildford, at the next roundabout after Farlington School, take the 2nd exit onto the A29/Bognor Rd, then take the next turning on your left onto Rowhook Rd. Continue on this road, which becomes Horsham Rd, for about 3 miles before taking right turn just after Wienerberger Ewhurst building. Continue on Horsham Rd for about 1.2 miles then turn left onto Pond Head Lane where the property is the first on your right.

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