



Computer Generated Image

**The Stables**, Denbies, Ranmore Common, Dorking, Surrey, RH5 6SP

**£1,250,000 Freehold**

## The Stables, Denbies, Ranmore Common, Dorking, Surrey, RH5 6SP



- Former Stable buildings with Planning to Convert
- Stunning Rural Location Close to Town
- Easy Access to Station, Shops & Schools
- Offered with Approx 9.5 Acres
- Further Land Available by Separate Negotiation
- Large Agricultural Building with 6 Lose Boxes
- Sand School, Ample Parking, Distant Views
- Direct Access to Miles of Riding Countryside
- Viewing Strictly by Appointment
- EPC & Council Tax Band - to be advised

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**The Property** The Stables at Denbies offers a unique opportunity to create an individual 5 bedroom detached family residence in this stunning, rural and yet convenient location being within approx. 3 miles of Dorking mainline station, the Ashcombe school and the town centre.

Planning permission was granted on the 7<sup>th</sup> August 2015 under reference number MO/2015/1294 to convert the stable, mostly of brick and flint elevations, in to one residential dwelling of approx. 3375 sq ft, (gross internal area excluding the garage) and all the planning documents can be seen on the Mole Valley District Council website.

The property is being sold with approximately 9.5 acres, which is mostly paddock land. The vendors will consider selling a further, connected, parcel of land measuring approximately 6.5 acres.

The property is within the Green Belt and is in an area of Outstanding Natural Beauty (AONB)



**Situation** Dorking is an ideally situated market town, adjacent to the north Downs, with access to London & the South Coast via the A24, Guildford, Reigate & Redhill and beyond via the A25 and with access to the M25 at Junctions 8 & 9, Reigate & Leatherhead. Gatwick Airport is within approximately 12 miles.

Since the 2012 Olympics the area has become synonymous with cycling and the immediate area offers some of the county's finest cycling, riding and walking countryside with Box Hill, Leith Hill, Headley Heath, the Surrey Hills and Polesdon Lacey all on the door step.

Dorking town offers a comprehensive range of facilities with a well-regarded selection of national & local shops including Marks & Spencer, Waitrose, WH Smith, Millets, Waterstones, Fullers for country pursuits sports equipment, antique shops, restaurants and pubs, the Dorking Halls, which incorporates a cinema, the adjacent sports centre, schools and Doctor's surgeries.

PGD1547



