

Weare Street Cottage, Dorking, Surrey





A pretty cottage in a stunning position with amazing gardens and grounds.

Summary of accommodation

Main House

Porch | Entrance hall | Study | Drawing room | Sitting room

Orangery | Cloakroom

Principal bedroom with en suite bathroom

Three further bedrooms | Shower room

Garden and Grounds

Gym/garden studio | Stable | Storage

Garage | Laundry room | Shed

Garden and grounds | Terrace | Woodland | Stream

In all about 7.84 acres



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Situation

Weare Street Cottage is located to the south of the village of Ockley, which in turn is to the south of Dorking. The property is set in an idyllic situation overlooking its own valley. Ockley offers local village shops, a farm shop, public house and station. The Surrey Hills Area of Outstanding Natural Beauty is popular with walkers, cyclists, horse riders and families moving out of London. The surrounding countryside offers fine walking and riding along many footpaths and bridleways, with views of Leith Hill.

There is golf locally at Horsham, Gatton Manor, Betchworth Park, Slinfold, with Polo at Cowdray Park and sailing at Chichester, Shoreham by Sea and Brighton Marina. Various theatres and cinemas are located nearby in Guildford, Dorking, Horsham and Brighton.

Communications are excellent with main line train services to London Victoria and Waterloo available from Ockley, Dorking and Horsham. There is easy access to the national motorway network via the A29, A24 and M23/M25.

There is a wide choice of schools nearby including Penntorpe, a co-educational preparatory School at Rudgwick, as well as St Catherine's at Bramley, Cranleigh, Duke of Kent at Ewhurst and Farlington near Horsham.

Distances

Ockley Station 1.6 miles (London Victoria 58 minutes), Dorking Main 9.8 miles (London Victoria 55 minutes, London Waterloo 57 minutes), Horsham Station 6.7 miles (Victoria/ London Bridge 60 minutes), Guildford Station 15 miles (London Waterloo 35 minutes)

Airports: London Heathrow 34.8 miles, London Gatwick 17.6 mile
(Distances and times approximate)



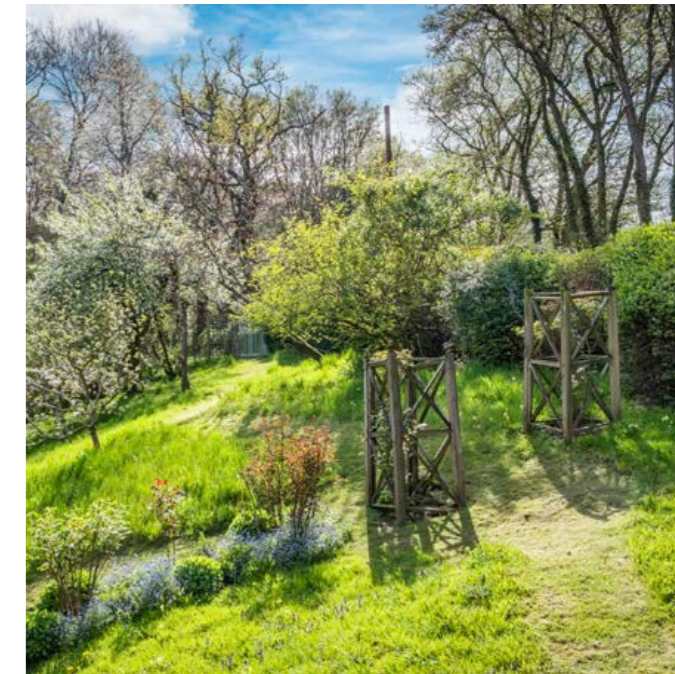
Weare Street Cottage

Weare Street Cottage is an incredibly pretty home set overlooking its own private valley with additional woodland on the opposite side of the lane and a series of wonderful outbuildings.

The house comprises generous family and formal accommodation on the ground floor and pretty bedrooms and bathrooms on the first floor. In addition to the charming kitchen/breakfast room there is a delightful orangery and a central study as well as a sitting room. There is also a lovely formal drawing room as well as a useful porch and separate cloakroom.

On the first floor the principal bedroom benefits from an ensuite bathroom and the three further bedrooms share the family bathroom with shower.





Outbuildings

In addition to a double garage with storage above, there is a fabulous stable, gym and store again with further storage on the first floor. We have been informed that this building benefits from a waste connection to the septic tank in readiness for possible future conversion subject to the necessary consents. Other outbuildings include a separate laundry and a garden shed.

Garden and grounds

The house looks across its own woodland valley incorporating natural and specimen trees, that has been carefully cultivated and landscaped over the years to provide the property with the most angelic setting. There is a generous drive and terrace to one side of the house. In addition there is an area of woodland on the opposite side of the lane from the house.

Approximate Gross Internal Floor Area

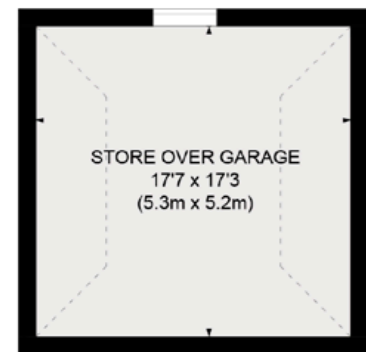
Main House: 1833 sq ft / 170.25 sq m

Garage: 607 sq ft / 56.38 sq m

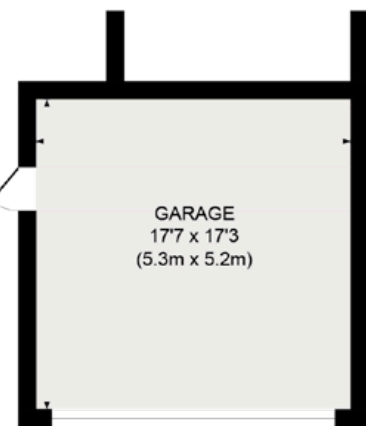
Outbuildings: 166 sq ft / 15.40 sq m

Stable: 717 sq ft / 66.65 sq m

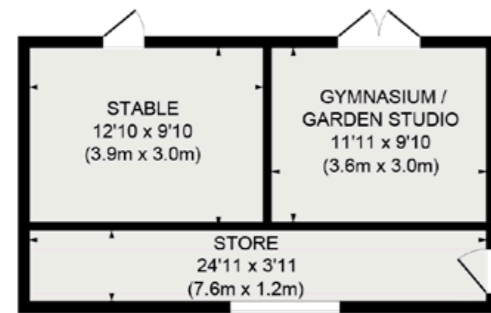
Total: 3,323 sq ft / 308.68 sq m



GARAGE (FIRST FLOOR)



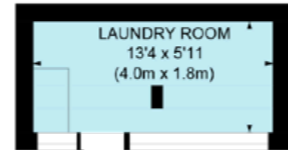
GARAGE (GROUND FLOOR)



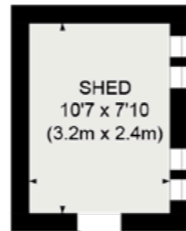
STABLE (GROUND FLOOR)



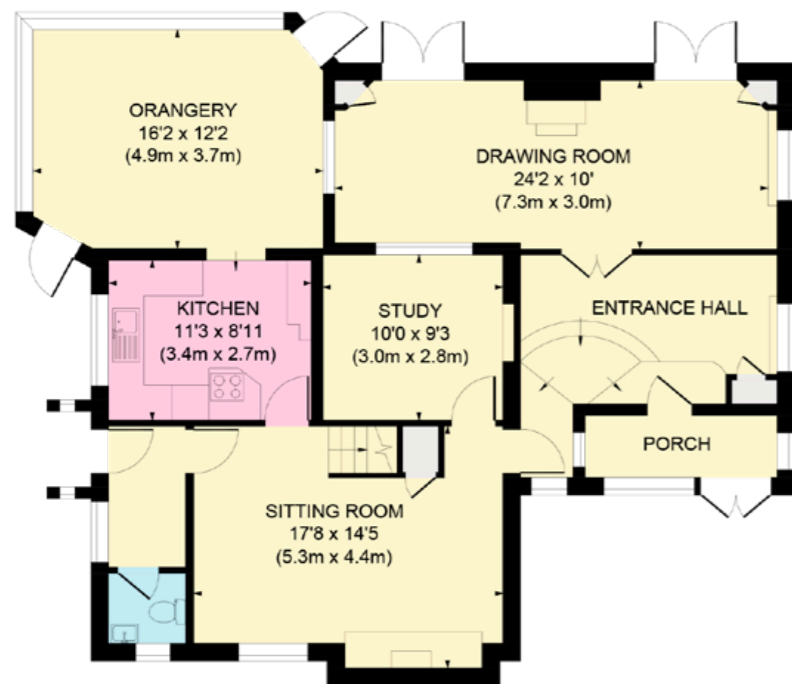
STABLE (FIRST FLOOR)



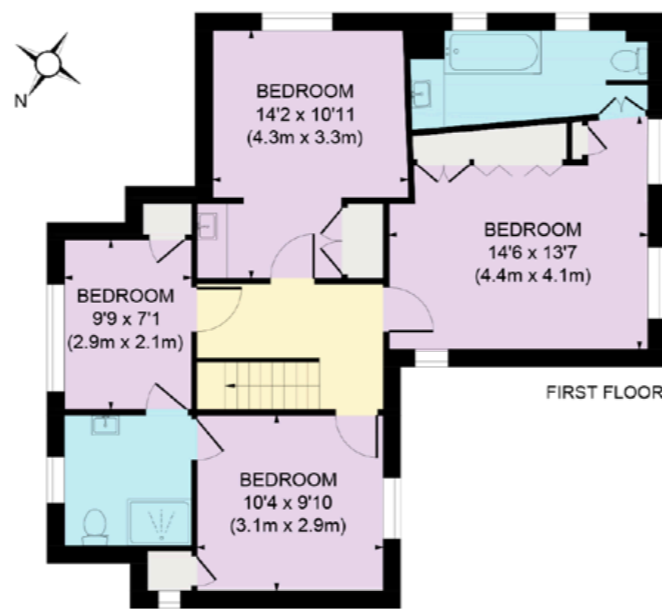
OUTBUILDING



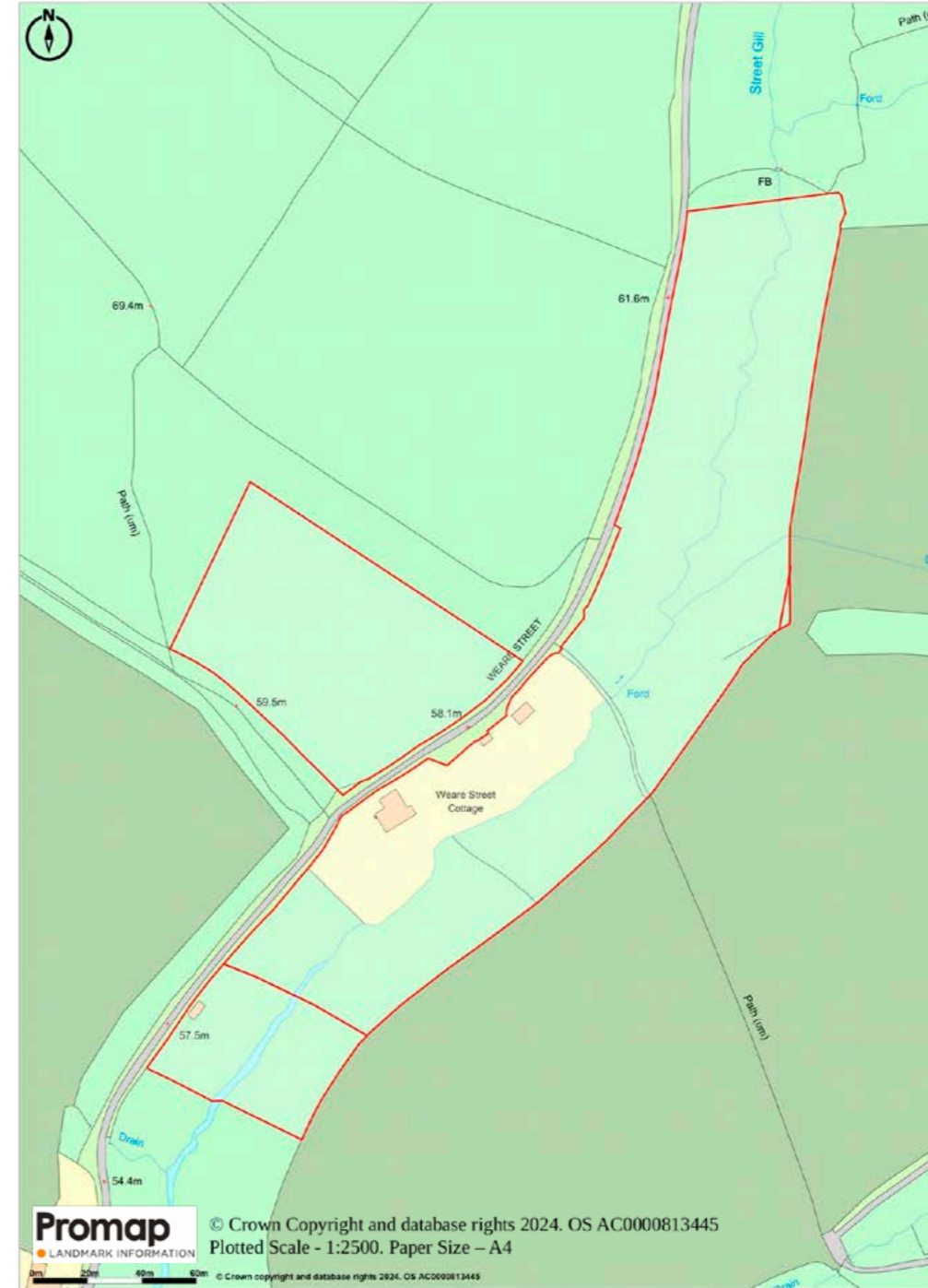
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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. 01306 885001.

Band E

Energy Performance Certificate Rating: Band E

Directions (Postcode: RH5 5NW)

From Dorking, take the A24 in a southerly direction and at the Beare Green roundabout take the A29 towards Ockley. Proceed through Ockley and after about 4.6 miles from the A24, turn left into Weare Street. After approximately 0.5 mile Weare Street Cottage will be found on the left hand side.

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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