

Paddocks End

Standon Stables, Standon Lane, Ockley, Dorking, Surrey







A stunning barn conversion set in over 0.75 acres in a peaceful, secluded location.

Ockley town 1.2 miles, Capel 3.8 miles, Ewhurst 4.6 miles, Cranleigh 6.1 miles, Horsham 11 miles
Holmwood 4.8 miles (London Victoria from 70 mins), Horsham 7.9 miles (London Victoria from 55 minutes, London Blackfriars from 61 minutes)
Dorking mainline station 9.5 miles (London Waterloo from 53 mins, London Victoria from 58 minutes)
Roads: A3 Clandon 14.1 miles, M25 (Leatherhead Junction 9) 15.2 miles
Airports: London Heathrow 36.7 miles, London Gatwick 14.1 miles
(All distances and times are approximate)



5



4



2

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Snug | Kitchen | Utility | Boot room | Cloakroom

First Floor: Principal bedroom with en suite and mezzanine | Four further bedrooms (two en suite) | Family bathroom

Garden and grounds: Ample parking on the drive | Double garage | 0.77 acres of flat garden

In all about 0.77 acres

Situation

Ockley is a charming village located in the heart of Surrey, offering a peaceful rural setting surrounded by scenic countryside. Situated approximately 10 miles northeast of Guildford and 5 miles south of Dorking, the village enjoys a tranquil location with easy access to nearby towns. Steeped in history, Ockley is first recorded in the Domesday Book of 1086, where it is referred to as “Oclea,” believed to signify a place near an oak tree. The village is home to the historic Church of St. Margaret, dating back to the 12th century, and benefits from its picturesque surroundings of farmland and woodlands. With its relaxed pace of life and strong sense of community, Ockley is the perfect location for those seeking a rural retreat, yet within convenient reach of larger towns and transport links.

There is an excellent range of schools nearby including Leith Hill School in Holmbury St Mary, Farlington School in Horsham, Pennthrope Preparatory School in Rudgwick, Longacre School in Shamley Green, Duke of Kent in Ewhurst, St. Johns in Leatherhead, Cranleigh School in Cranleigh, Reigate Grammar in Reigate and Boxhill School in Mickleham.

Ockley offers a wealth of outdoor activities to enjoy in the surrounding area. The village itself is perfect for scenic countryside walks, with picturesque trails winding through woodlands and farmland, showcasing the beauty of the Surrey Hills Area of Outstanding Natural Beauty. The highest point in southeast England, Leith Hill, offers exceptional views and excellent walking opportunities, while nearby Holmbury Hill and Hurtwood Forest provide further options for exploring the natural beauty of the area. For those with an interest in fine wine, Denbies Wine Estate, located in nearby Dorking, offers insightful tours and tastings, set amidst the stunning vineyard landscapes. Box Hill also provides some of the finest walking routes in the region, including the iconic Box Hill Hike, which rewards hikers with sweeping panoramic views. Guildford, with its historic charm, is only a short drive away, offering attractions such as Guildford Castle, the Guildford House Gallery, and delightful riverside strolls. For family-friendly outings, the Rural Life Centre in Tilford offers an immersive look at rural history, and Bocketts Farm Park in Leatherhead provides a hands-on farm experience. The nearby market town of Dorking is a haven for antiques, scenic walks, and cultural attractions. Local pubs such as The Scarlet Arms in Walliswood and The Parrot in Forest Green are both highly rated and just a short walk away. With a variety of activities ranging from hiking and cycling to wine tasting and cultural exploration, Ockley and its surrounding areas cater to a diverse range of interests.







Paddocks End

Paddocks End is a beautifully designed barn conversion, showcasing exceptional quality and modern living. Arranged over two floors, the property offers spacious, versatile accommodation spanning 3,427 sq ft, all presented in immaculate condition. Most rooms benefit from views over the property's picturesque grounds and surrounding countryside.

The ground floor comprises an impressive reception hall, three reception rooms, a cloakroom, and a boot room. The kitchen/breakfast room is a standout, featuring a comprehensive range of built-in appliances and double doors leading to the garden. A generous utility room lies beyond, and the converted garage has been transformed into a gym.

Upstairs, an elegant oak staircase leads to a galleried landing. The main bedroom enjoys a luxurious en suite bathroom and a separate dressing room on the second mezzanine floor. Four additional bedrooms include two en suite bathrooms, with the remaining two served by a family bathroom. The property is equipped with zoned underfloor heating on the ground floor and a charming wood-burning stove in the dining room.





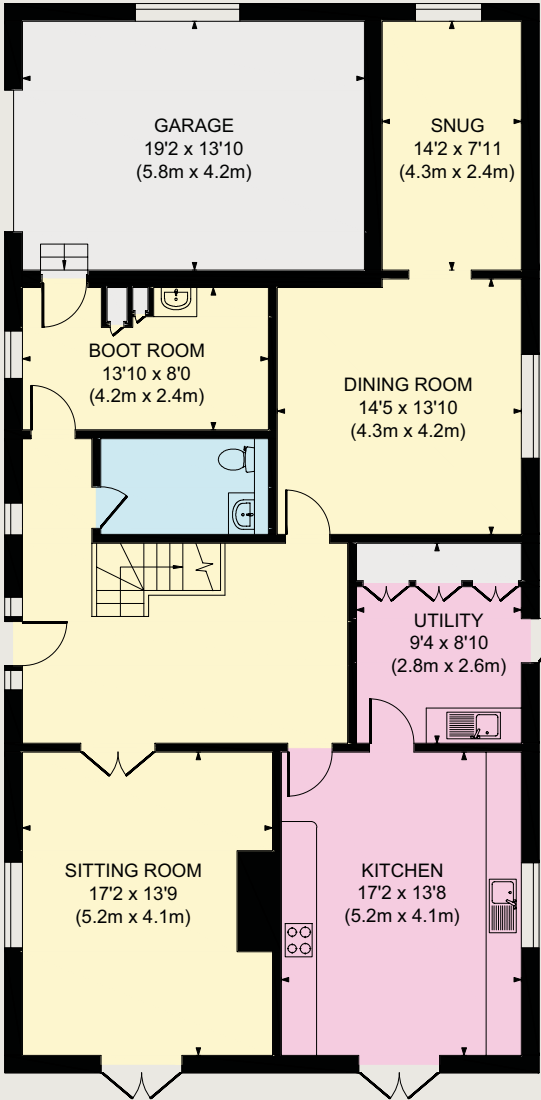
BEDROOMS & BATHROOMS



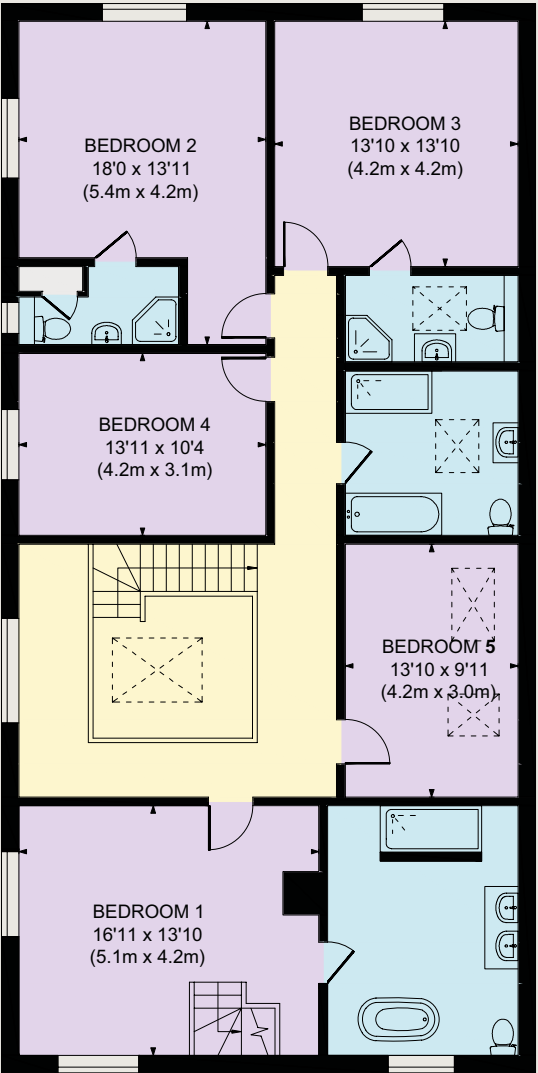
FLOOR PLAN

Approximate Gross Internal Floor Area
3427 sq. ft / 318.40 sq. m

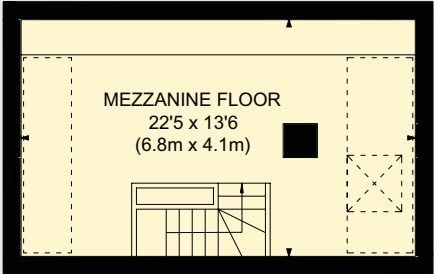
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden & Grounds

Outside, the grounds are a key feature, with level lawns, a substantial sun terrace, and a second terrace with an oak-framed gazebo—perfect for al fresco dining and entertaining.

To the front, a driveway offers ample parking and turning space. In total, the grounds extend to approximately 0.77 acres.





Property Information

Services

We are advised by our clients that the property has mains water, gas, electricity and private drainage.

Tenure

Freehold

Local Authority

Mole Valley Borough Council: 01306 885001

Council Tax

Band G

EPC Rating

B

Directions

Postcode: RH5 5QR

what3words: ///choirs.beaks.skims

Viewings

Viewing is strictly by appointment through Knight Frank.



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