

# Bennetts Grove

Mayes Green, Ockley, Dorking, Surrey







# A charming Grade II listed home, sat in an elevated position with endless potential.

**Local towns:** Ockley town 2.8 miles, Ewhurst 4 miles, Cranleigh 5.5 miles, Horsham 10.4 miles  
**Trains:** Holmwood 6.6 miles (London Victoria from 70 mins), Horsham 8.2 miles (London Victoria from 55 minutes, London Blackfriars from 61 minutes), Dorking mainline station 11.3 miles (London Waterloo from 53 mins, London Victoria from 58 minutes)  
**Roads:** A3 Clandon 13.1 miles, M25 (Leatherhead Junction 9) 17 miles  
**Airports:** London Heathrow 35.7 miles, London Gatwick 15.9 miles  
(All distances and times are approximate)

---

  
3

  
1

  
3

---

## Summary of accommodation

**Ground Floor:** Entrance hall | Living room | Kitchen | Dining room | Conservatory

**First Floor:** Three bedrooms | Family bathroom

**Outbuildings:** Two garages | Workshop

**In all about 20.33 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 Scarlett 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.



# Bennetts Grove

Bennetts Grove is an attractive Grade II listed property, located in an elevated and quiet position, with beautiful views across the countryside.

The property provides a wonderful opportunity to upgrade and extend. The property has the added benefit of granted planning permission to demolish the existing conservatory to the front and side and erect a two-storey rear extension and lean-to style side extension, demolish the modern barn and replace with a traditional barn style building which will comprise of two bedrooms and a bathroom. There are also minor internal alterations to layout included.

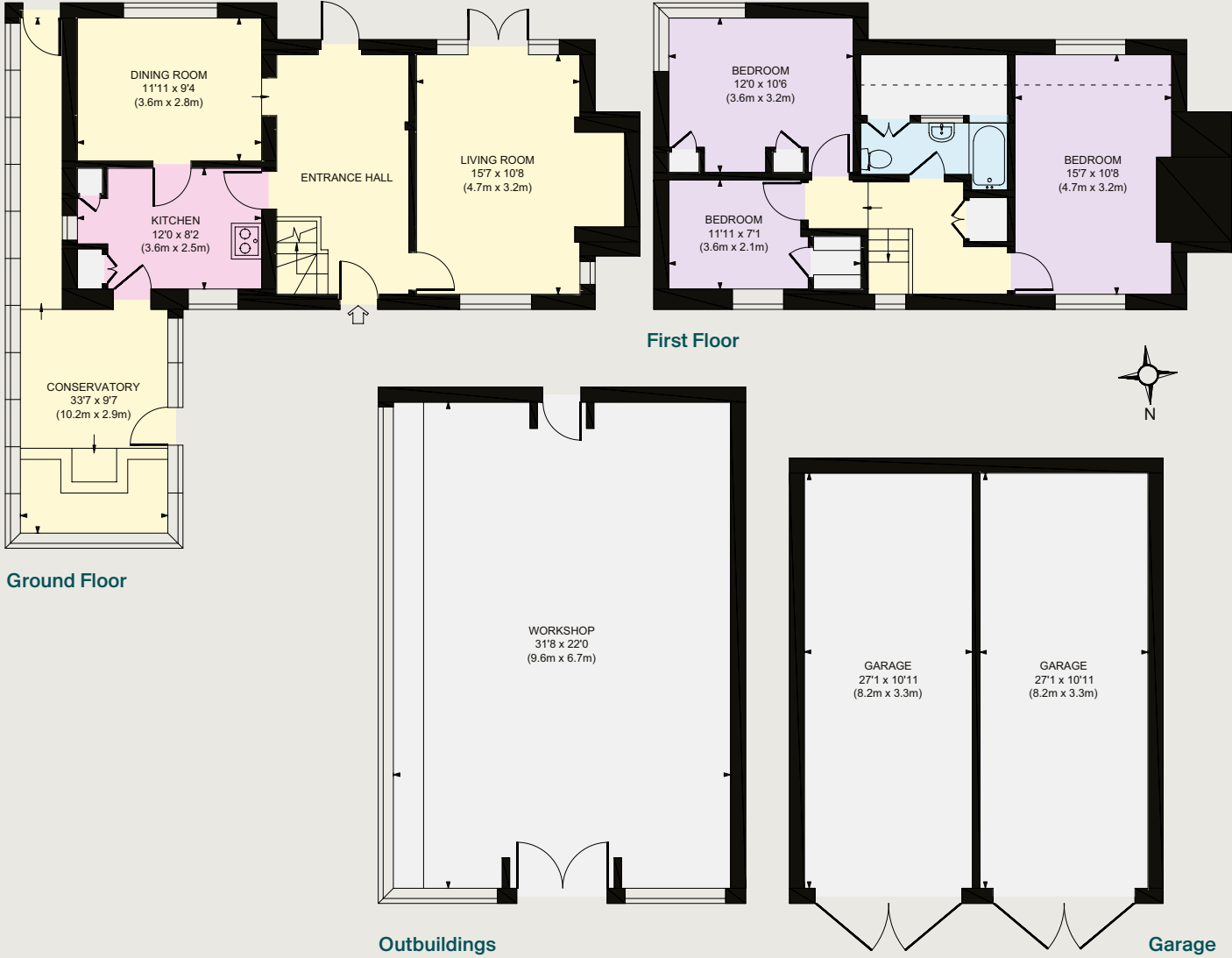






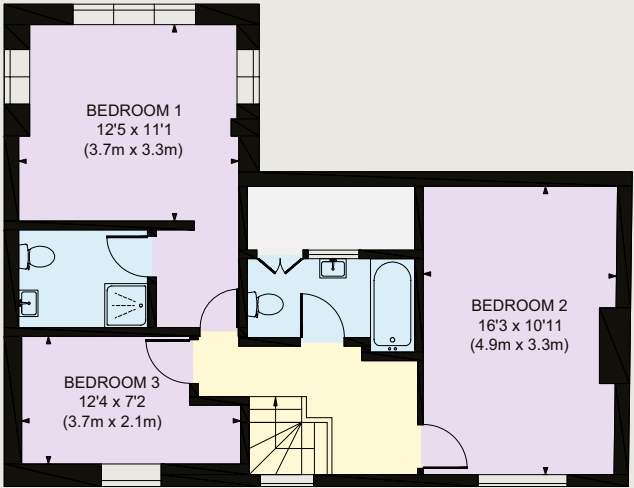
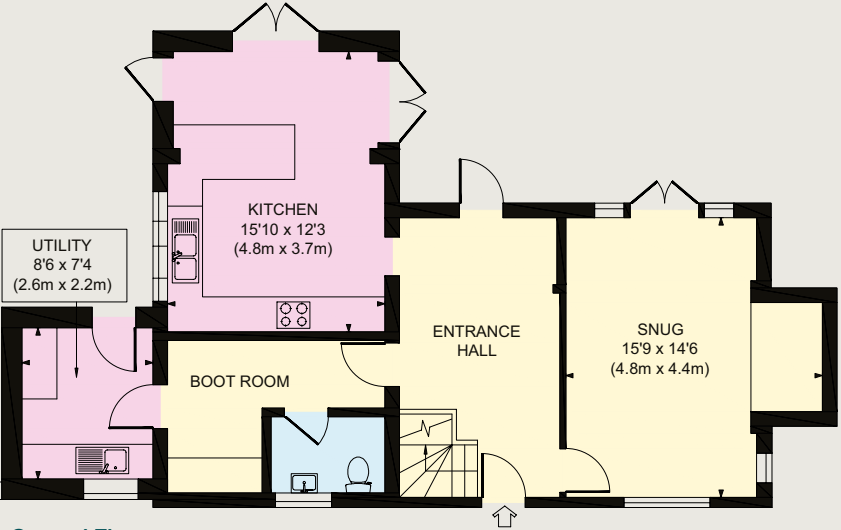
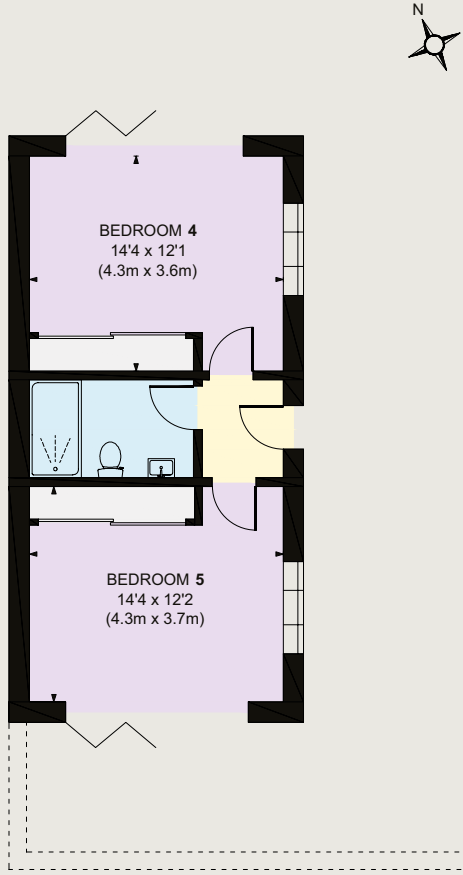
EXISTING FLOOR PLAN

Approximate Gross Internal Floor Area  
Main House 1309 sq. ft / 121.63 sq. m  
Garage 606 sq. ft / 56.34 sq. m  
Workshop 696 sq. ft / 64.72 sq. m  
Total 2611 sq. ft / 242.69 sq. m

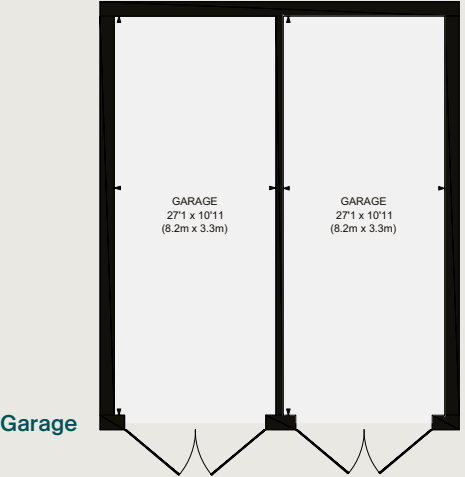


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area  
Main House 1811 sq. ft / 168.21 sq. m  
Garage 606 sq. ft / 56.34 sq. m  
Total 2417 sq. ft / 224.5 sq. m



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







# Garden and Grounds

Bennetts Grove enjoys an unusual 20 acres. In front of the property are two sets of double garages, as well as ample parking on the private drive. There is a wraparound patio with steps leading to the next tier of the garden, where an attractive ornamental pond can be found.

A further set of steps leads to the paddock, beyond which is beautiful woodland. Bennetts Grove is amazingly private and bordered by some beautiful mature trees.



# Property Information

## Services

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

## Local Authority

Mole Valley Borough Council: 01306 885001

## Council Tax

Band G

## EPC Rating

G

## Directions

Postcode: RH5 5PN

What3words: ///outraged.chuck.welcome

## Viewings

Viewings by prior appointment only with the agents.





**Knight Frank Guildford**

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

**Morten Boardman**

01483 617930

[morten.boardman@knightfrank.com](mailto:morten.boardman@knightfrank.com)

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)