

# 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)



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## 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



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.



# GRANTED PLANNING PERMISSION FLOOR PLAN

## Approximate Gross Internal Floor Area

Main House 1811 sq. ft / 168.21 sq. m

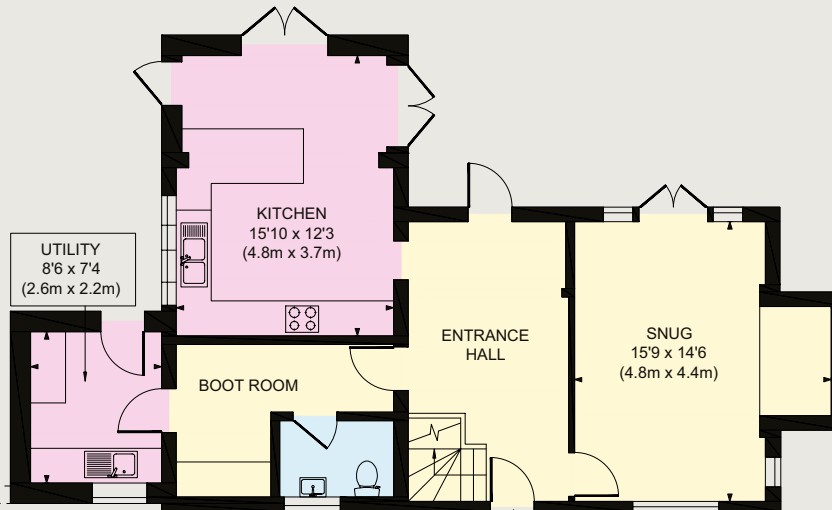
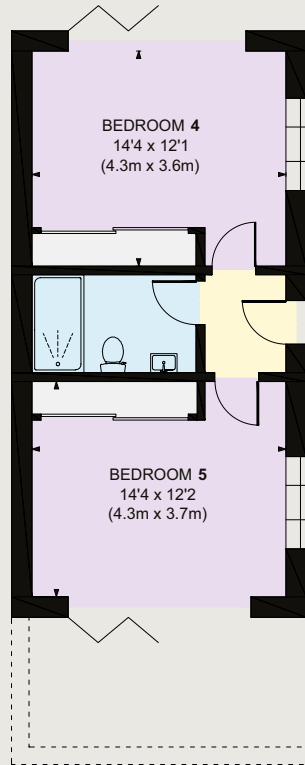
Garage 606 sq. ft / 56.34 sq. m

Total 2417 sq. ft / 224.5 sq. m

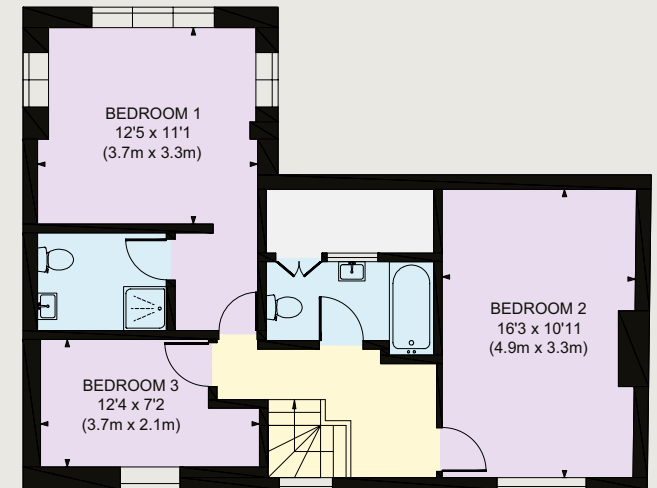
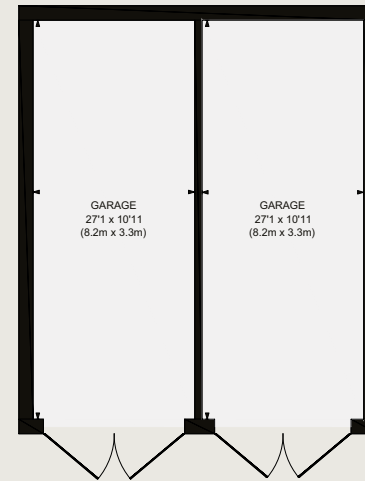
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- Storage
- Outside



Garage



Ground Floor



First Floor

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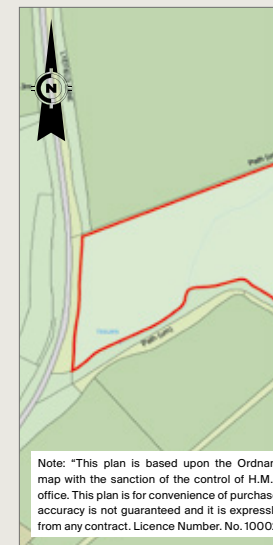




## Garden and Grounds

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

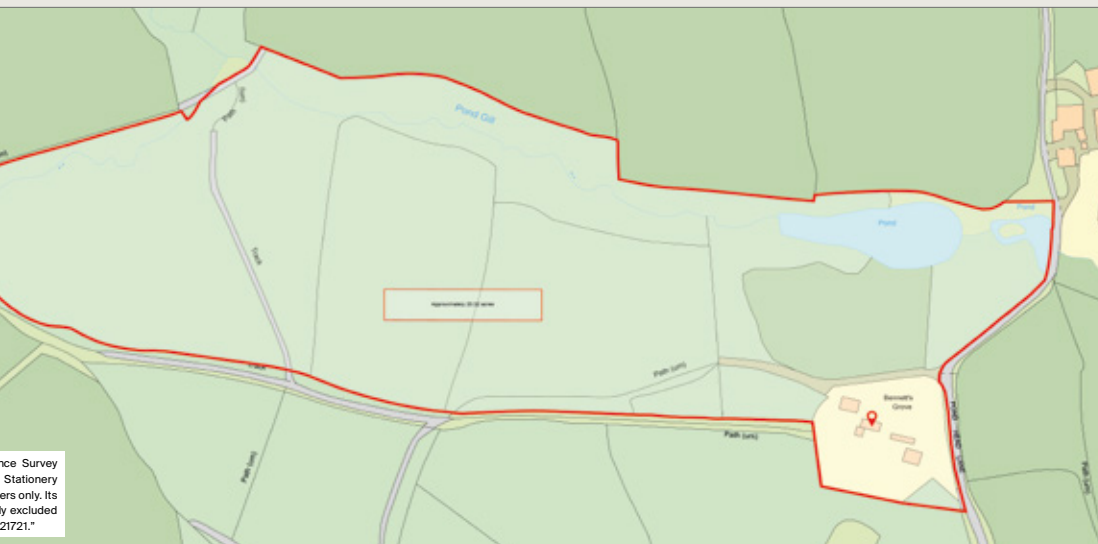
### Directions

Postcode: RH5 5PN

What3words: ///outraged.chuck.welcome

### Viewings

Viewings by prior appointment only with the agents.







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