



CHURCHILL
COUNTRY & EQUESTRIAN

THE GRANARY
SURREY

The Granary, Copsbridge Farm

Weare Street, Ockley, Surrey, RH5 5NH

With its striking black weatherboarded exterior, The Granary blends historic charm with contemporary living. Exposed timber beams and rustic features harmonize with modern design elements, creating a warm and inviting home in a picturesque rural setting.

Approached via wrought-iron gates and a gravelled driveway, The Granary enjoys a generous frontage with ample parking. The rear of the property boasts paved terraces, perfect for alfresco dining, alongside decorative gravel and a large lawn with large garden gym/ office.

Planning Potential: For those looking to further enhance this exceptional property, planning consent has been granted for a two-storey rear infill extension (Mo/2021/1449). Buyers are advised to make their own inquiries with the local planning authority.

45m X 25m Sand School | Some 3.4 acres | 4 bedroom detached Farmhouse | |6 box stable yard | Track system | Parking for horseboxes | Attractive gardens and grounds |



Property Details

A welcoming reception hall flows into an expansive open-plan living space, spacious and bright space with part-vaulted ceilings and triple-aspect windows. The sitting and dining areas are subtly divided by a characterful timber post, and two sets of French doors open onto the garden terrace, perfect for seamless indoor-outdoor living and entertaining. The stylish kitchen is fitted with modern wooden cabinetry, sleek black stonework surfaces, and integrated appliances, with an external door providing easy access to the outdoors.

A striking staircase with a glazed balustrade leads to a gantry walkway, offering access to two charming, vaulted bedrooms. The principal bedroom is discreetly positioned on the ground floor for added privacy and benefits from a well-appointed en-suite bathroom with both a bathtub and shower. There is a family bathroom on the ground floor and a fourth bedroom or study.

Outside & Equestrian facilities

For equestrian enthusiasts, the property features outstanding facilities, including a stable block with four stables and a tack room, as well as a second stable block with two stables, a feed room, and a storage barn. Fenced paddocks with mains-fed water troughs, a sand school, field shelter, and track system ensure year-round exercise for horses.

Additionally, a versatile timber outbuilding with bi-fold doors offers an ideal space for a home office, gym, or studio.

Location

Situated on the southern fringes of Ockley and close to the charming village of Ewhurst, The Granary enjoys a peaceful countryside setting with convenient access to local amenities. Ockley railway station offers train services to Horsham and London, while the nearby village of Cranleigh provides an excellent selection of shops, supermarkets, restaurants, a health centre, a library, and a leisure centre.

For more extensive shopping and leisure options, the towns of Horsham, Dorking, and Guildford are within easy reach. The area is also home to several well-regarded schools, including Hurtwood House, Farlington, Pennthorpe, and Duke of Kent School.

The Granary presents a rare opportunity to acquire a unique home with outstanding equestrian facilities in a highly desirable location.





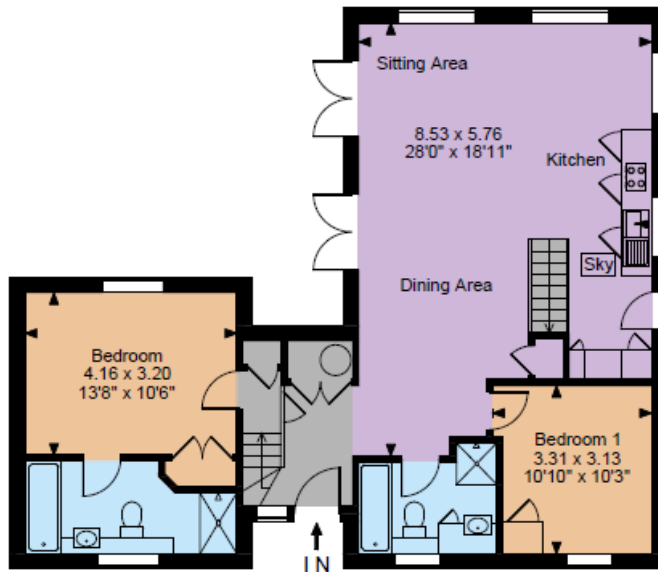
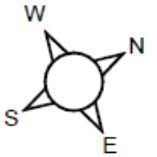


The Granary, Ockley

Main House internal area 1,143 sq ft (106 sq m)

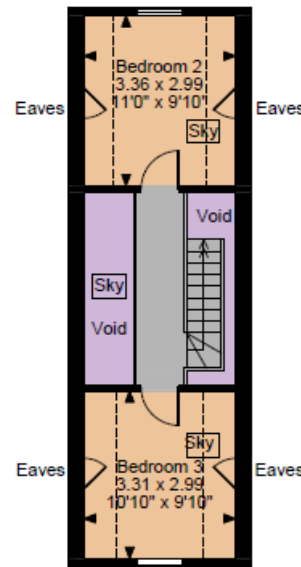
Outbuildings internal area 1,631 sq ft (152 sq m)

Total internal area 2,774 sq ft (258 sq m)

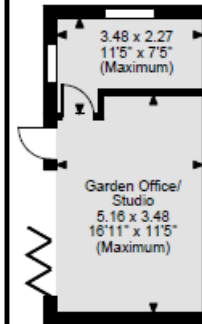


Ground Floor

Own Scale



First Floor



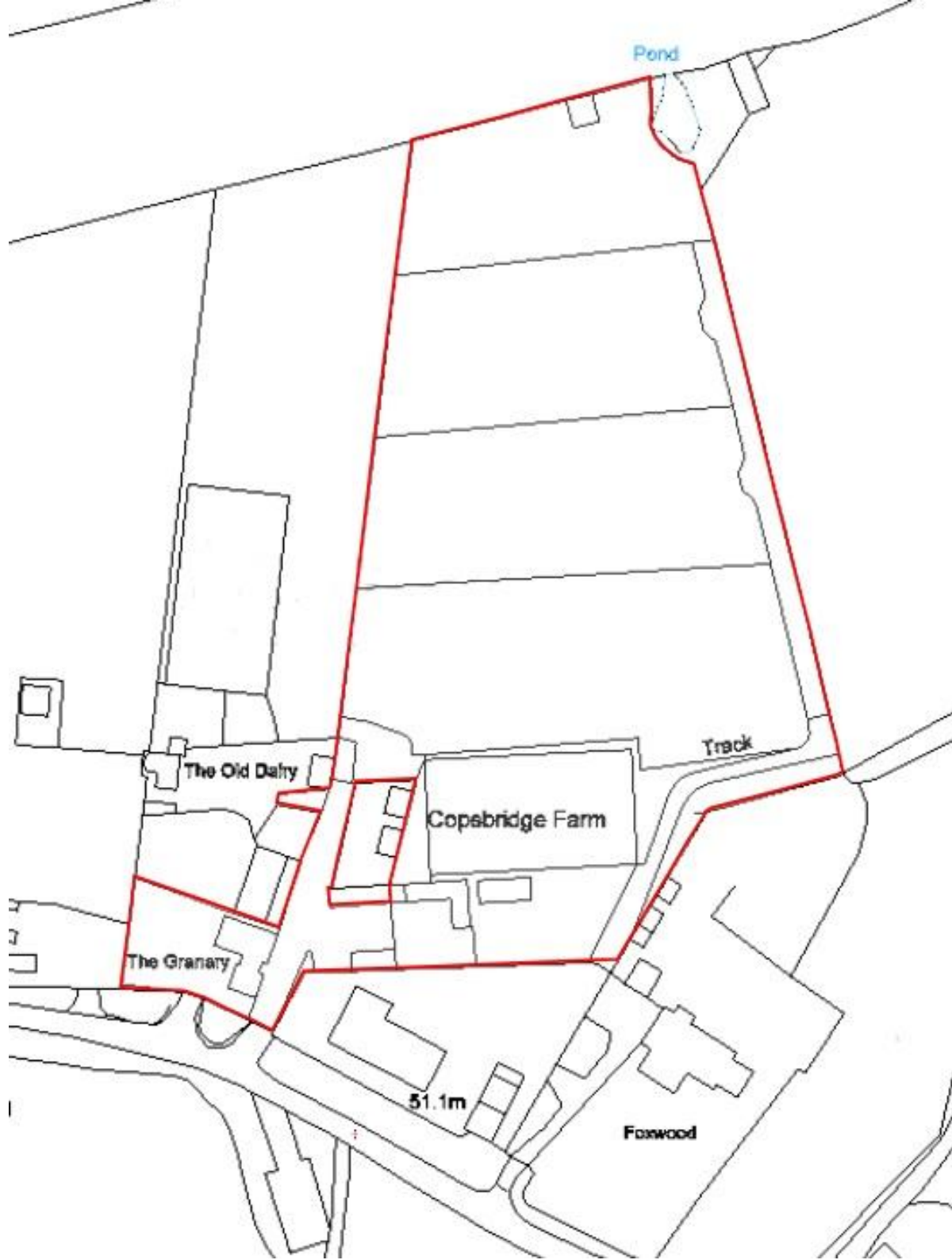
Own Scale

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Further Information

Services: Mains water and electricity, oil fired boiler, private drainage.

Local authority: Mole Valley

Tax Band: F

EPC: Band C

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.

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