



BRACKEN LODGE

Old Bury Hill, Westcott, Dorking, Surrey



AN 18TH CENTURY GATE HOUSE TO THE BURY HILL ESTATE, WITH THE MOST STUNNING GARDENS AND SURROUNDED BY BEAUTIFUL WOODLAND

Summary of accommodation

Ground Floor: Entrance hall | Living room | Kitchen/dining room | Three bedrooms | Family bathroom | Cloakroom

First Floor: Office | Playroom/bedroom

Outbuildings: Double garage | Summer house | Greenhouse | Shed

In all about 0.65 acres

Distances

Local towns: Dorking 1.1 miles, Westcott 1.3 miles, Abinger Hammer 4.2 miles

Train stations: Dorking station 1.8 miles (London Waterloo from 53 minutes, London Victoria 56 minutes), Holmwood station 4.7 miles (London Victoria from 70 minutes), Leatherhead station 6.6 miles (London Waterloo 45 minutes, London Victoria 51 minutes), Guildford mainline station 12.1 miles (from 32 minutes to London Waterloo)

Roads: A3 Ockham Common 10.6 miles, M25 (Leatherhead Junction 9) 7.4 miles

Airports: London Gatwick 13.4 miles, London Heathrow 28.8 miles

(All distances and times are approximate)

SITUATION

Bracken Lodge occupies an enviable position on the edge of the picturesque village of Westcott, whilst being within easy reach of the historic market town of Dorking, which offers an extensive range of amenities.

Set within the Surrey Hills Area of Outstanding Natural Beauty, the location provides an appealing balance of rural tranquillity and accessibility. The surrounding landscape offers exceptional opportunities for walking, cycling and outdoor pursuits directly from the doorstep.

Dorking is a quintessential market town, combining scenic beauty with historic charm. It is renowned for its period architecture, independent shops and vibrant cafés, all centred around a bustling high street. The town is exceptionally well connected, with direct rail services to London in just over an hour, making it ideal for those seeking a balance between countryside living and city access. A wide selection of well-regarded schools and everyday amenities further enhance its appeal.

The wider area offers a wealth of recreational and cultural opportunities. Box Hill provides panoramic views across the Surrey Hills and an extensive network of walking and cycling routes. Denbies Wine Estate, one of England's largest vineyards, offers tours and tastings, while Dorking Halls hosts a varied programme of theatre, film and live performances. Additional highlights include the Deepdene Trail through historic parkland and Leith Hill, the highest point in south-east England, with far-reaching views.

The nearby National Trust estate of Polesden Lacey offers elegant gardens and rolling parkland ideal for leisurely walks. Meanwhile, Dorking Brewery presents a selection of locally crafted beers, with its taproom offering an inviting setting to experience the town's brewing heritage.

Whether drawn to outdoor pursuits, cultural activities or the area's rich heritage, Westcott and its surroundings provide an exceptional and well-rounded lifestyle.



The area is also well served by a number of highly regarded schools, including Surrey Hills All Saints Primary School in Westcott, The Priory C of E School and Ashcombe School in Dorking, RGS Surrey Hills in Mickleham, St Teresa's in Effingham, Manor House in Bookam, St John's School in Leatherhead and Duke of Kent in Ewhurst.

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Set within the highly sought-after enclave of Bury Hill, this exceptional property occupies a rare and unique position, surrounded by protected land that ensures both privacy and enduring natural beauty. Steeped in history, the house was originally the 18th-century gatehouse to the Bury Hill Estate and is now offered to the market for the first time in almost 75 years, with the added benefit of no onward chain.

The property has been well maintained by the current owners and offers the incoming purchaser a wonderful opportunity to upgrade and extend, subject to the usual planning consents.

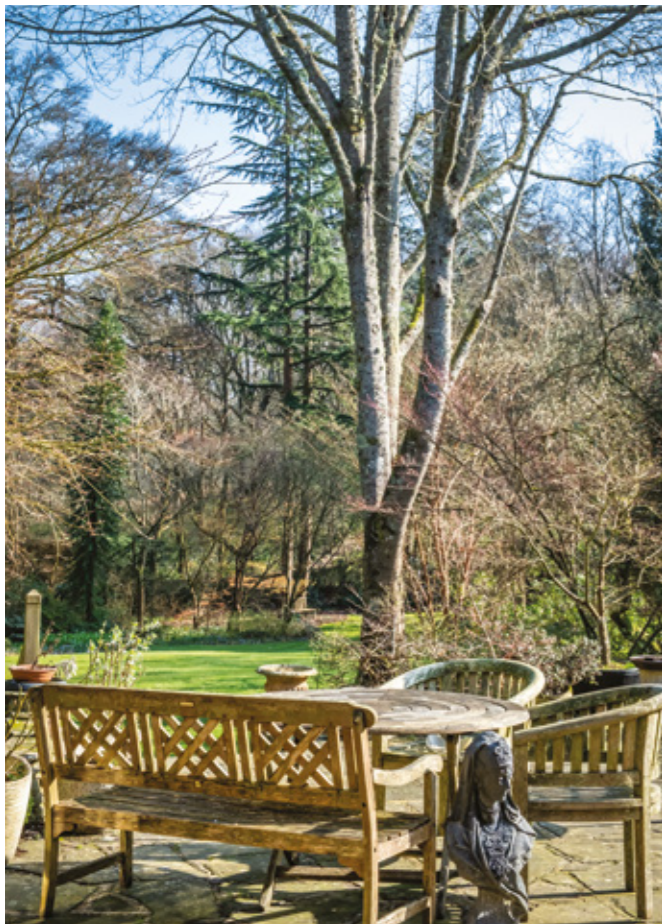
The accommodation is predominantly arranged over one floor, featuring a spacious living room with a central fireplace and double doors leading to the garden. The kitchen is also a generous space, again benefiting from double doors opening onto the rear garden. There are three double bedrooms, a family bathroom, and a separate cloakroom.

Upstairs, there is a well-proportioned study and a large room which could be used as a playroom or additional bedroom.

Over the decades, the grounds of 0.65 acres have been thoughtfully cultivated to create a magnificent landscape of year-round interest, featuring an impressive collection of specimen trees, shrubs and flowering plants, while a charming pond further enhances the tranquillity and character of this remarkable setting.

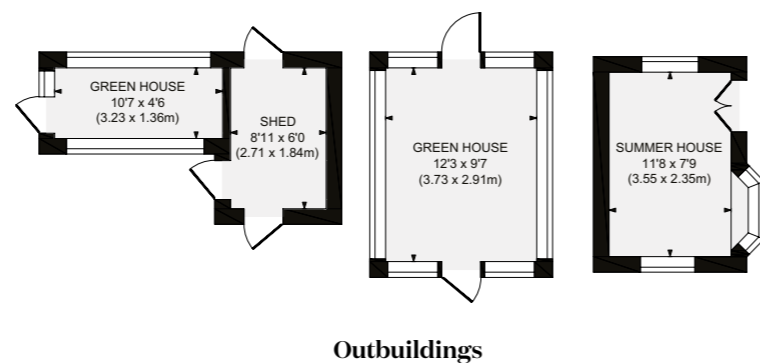
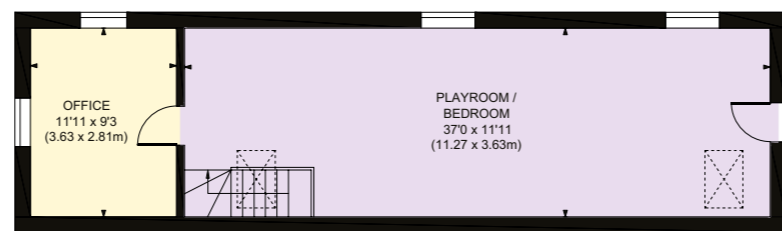








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



PROPERTY INFORMATION

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

Local Authority: Mole Valley Borough Council: 01306 885001

Energy Performance Certificate: Rating E

Council Tax Band: TBC

Tenure: Freehold

Directions

Postcode: RH4 3JU

What3words: ///charmingly.poster.rapid

Viewings: Viewing is strictly by appointment through Knight Frank.

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Your partners in property

Approximate Gross Internal Area
 Main House 2,092 sq. ft / 194.39 sq. m
 Garage 299 sq. ft / 27.79 sq. m
 Outbuildings 314 sq. ft / 29.17 sq. m
 Total 2,706 sq. ft / 251.35 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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