



FOREST GREEN HOUSE

Forest Green, Dorking, Surrey



SITUATED IN THE HEART OF THE VILLAGE,
A SHORT WALK FROM THE GREEN AND PUB,
THIS ELEGANT COUNTRY HOUSE BLENDS
PERIOD CHARM WITH MODERN FAMILY LIVING,
SET WITHIN FORMAL GARDENS AND
SURROUNDED BY OPEN COUNTRYSIDE.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Sitting room | Music room | Family room | Family kitchen
Dining room | Utility room | Two guest cloakrooms | Indoor swimming pool with shower room and sauna

First Floor: Principal bedroom suite with dressing room and en suite bathroom
Six further bedrooms, all with en suite bathrooms | Laundry

Cellar: Three room wine cellar | Plant room

Cottage

Ground Floor: Dining room | Sitting room | Kitchen

First Floor: Two bedrooms | Bathroom

Garden and Grounds: Gravel forecourt with generous parking | Barn-style garaging and store
Brick-built outbuilding | Landscaped formal gardens

In all about 2.7 acres

SITUATION

Forest Green is one of Surrey’s most charming and unspoilt hamlets, nestled within the Surrey Hills Area of Outstanding Natural Beauty between Cranleigh, Dorking and Horsham. Surrounded by beautiful rolling countryside, ancient woodland and miles of walking, cycling and riding routes, the village offers an exceptional balance of rural tranquillity and accessibility. At the heart of the community are the renowned Parrot Inn, a characterful village pub dating back over 400 years, together with the village green and nearby country store. Despite its idyllic setting, Forest Green enjoys convenient access to the A24, providing connections to Guildford, Dorking, the M25 and both Heathrow and Gatwick airports. The area is also highly regarded for its excellent selection of state and independent schools, making it one of Surrey’s most desirable country locations.

Schools & Recreation: The area is particularly well regarded for its schooling, including Hurtwood House, Belmont, Duke of Kent, Farlington and Cranleigh School. Leisure pursuits include walking, cycling, riding, golf, polo, fishing and exploration of the surrounding Surrey Hills countryside.

Distances: Cranleigh 4.6 miles, Abinger Hammer 5.1 miles, Dorking 10.4 miles, Horsham 10.5 miles, Guildford 12.6 miles, Central London 34.1 miles.

Ockley Station 4 miles (services to London Victoria from around 75 minutes) Dorking Station 10.4 miles (services to London Victoria from around 56 minutes), Guildford Station 12.6 miles (services to London Waterloo from around 35 minutes)

A3 (Guildford northbound) 12 miles, A3 (Guildford southbound) 13.2 miles, M25 (Junction 9) 15.8 miles

Gatwick Airport 17 miles, Heathrow Airport 30 miles

(all times and distances are approximate)





FOREST GREEN HOUSE

Forest Green House is an exceptional Georgian country residence of considerable character and presence, enjoying an idyllic position within the Surrey Hills Area of Outstanding Natural Beauty. Approached via electrically operated gates and a sweeping gravel driveway, the house is beautifully framed by established gardens and mature trees, creating a wonderful sense of arrival.

Behind its elegant period façade lies a thoughtfully designed interior that successfully combines classic architectural detail with modern family living. The impressive reception hall, with its high ceilings, decorative panelling and period features, provides a fitting introduction to the house, while the principal reception rooms are both beautifully proportioned and exquisitely presented.



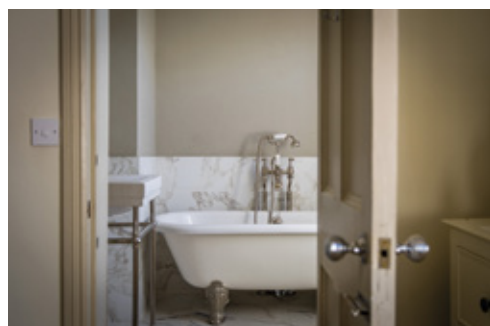
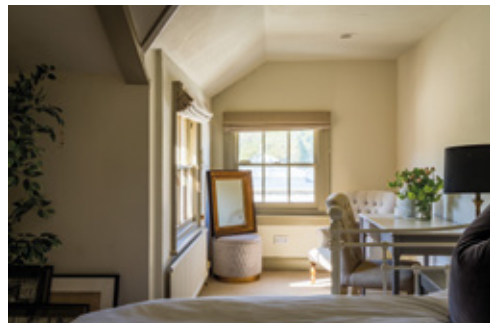
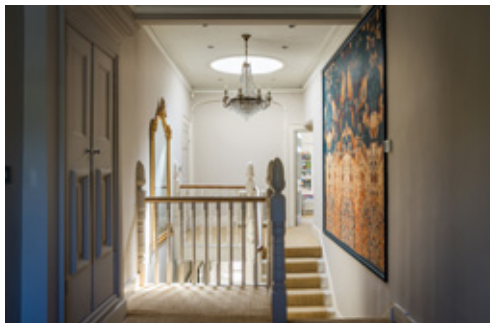


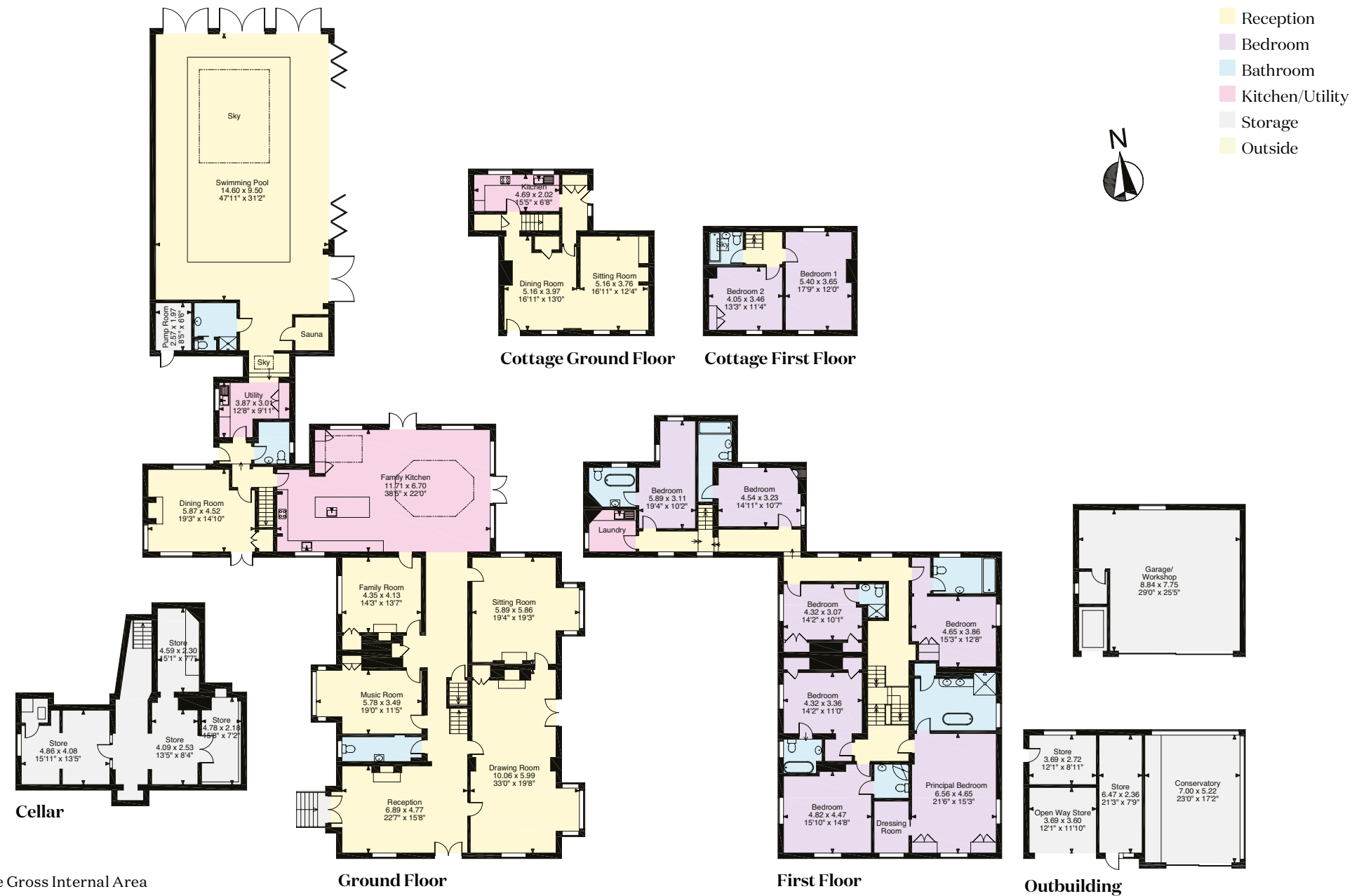
At the heart of the home is a stunning bespoke kitchen by Damien Logue, designed for both everyday family life and entertaining on a grand scale. Centred around a substantial island, the kitchen features extensive handcrafted cabinetry, stonework surfaces and a comprehensive range of integrated appliances. The adjoining dining and family areas are flooded with natural light and enjoy delightful views across the gardens beyond.

The bedroom accommodation is equally impressive. The principal suite provides a luxurious retreat, complete with a dressing room and beautifully appointed en suite bathroom. Six further double bedrooms, all with en suite facilities, offer exceptional accommodation for family and guests alike.

Complementing the main house is a superb indoor leisure complex incorporating a swimming pool, sauna and changing facilities. Full-height bi-fold doors open on to the terrace, creating a seamless connection between indoor and outdoor spaces and providing an outstanding environment for relaxation and entertaining year-round.







Approximate Gross Internal Area
 Main House = 8,774 sq ft / 815 sq m
 Garage = 737 sq ft / 69 sq m
 Outbuilding = 836 sq ft / 78 sq m
 Cottage = 1,118 sq ft / 104 sq m
 Total = 11,465 sq ft / 1,065 sq m (Quoted Area Excludes 'External Pump Room')

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.





Cottage



Cottage



Cottage



Cottage



Cottage



GARDENS & GROUNDS

The landscaped grounds have been thoughtfully designed to provide both structure and seasonal interest, with a series of formal and informal garden rooms creating a picturesque setting around the house. Features include manicured lawns, a beautifully arranged rose garden, mature specimen trees, topiary and established planting, together with an impressive courtyard terrace ideally suited to outdoor dining and summer entertaining.

Further enhancing the estate is a charming refurbished two bedroom cottage, ideal for guests, staff or ancillary accommodation, together with a substantial barn-style garage and workshop, stores and additional outbuildings. In all, the property extends to approximately 2.7 acres.







PROPERTY INFORMATION

Services: We are advised by our clients that the property has ground source heat pump, air source heat pump, oil-fired central heating and mains sewage.

Local Authority: Mole Valley District Council: 01306 885001

Energy Performance Certificate: Rating E

Council Tax Band: H

Tenure: Freehold

Directions (Postcode: RH5 5SQ)

What3Words: ///wiggling.cries.petal

From Dorking, follow the A24 south to Beare Green and take the A29 towards Ockley and Bognor. Continue for approximately 2.6 miles and, at Ockley, turn right on to the B2126/Ockley Road towards Forest Green. Continue for approximately 1.9 miles, bearing left into Forest Green village. At the village green, bear right at the fork and continue for approximately 0.3 mile where the entrance to Forest Green House will be found on the right.

Viewings: Viewing is strictly by appointment through Knight Frank.

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